

## **NOTICE OF PUBLIC HEARING**

The City of Minot Planning Commission will meet in regular session on Tuesday, March 10, 2026, at 5:30p.m. in the Council Chambers of City Hall located at 10 3<sup>rd</sup> Ave. SW to hold public hearings on the items contained in this published notice.

Each item is available for review and on file at the Minot City Public Works building located at 1025 31<sup>st</sup> St. SE, Minot, ND 58701 between 8:00am and 4:30pm Monday through Friday preceding the public hearing. Chapter 9.1 and Article 10 of the Land Development Ordinance of the City of Minot provides the relevant application procedures pertaining to each application, including protest and appeals available, for each respective application type. Interested members of the public are encouraged to contact the Planning Division by phone at 701-857-4122 or by e-mail at [planner@minotnd.gov](mailto:planner@minotnd.gov) for additional information on each item and associated protest and appeals procedures available.

### **Case #2026-07. Zone Change, Annex, Conditional Use Permit**

Public hearing request by Brian Sullivan, representing Forward Building Investments, owner for a request of a zoning map amendment to change zoning from "RR" Rural Residential District to "P" Public District, annexation and a conditional use permit for an electric power substation. The legal description for the property is Lots 1, 2 & 3 of Davis Addition to the City of Minot, Ward County, North Dakota

The subject property address is 2701 30<sup>th</sup> Ave NW.

### **Case #2026-09. Public Zone Master Plan**

Public hearing request by Jason Sorenson, Public Works Director, Representing the City of Minot, owner for a request of an approval of a "P" Public District Site Master Plan on a property zoned "P" Public District. The legal description for the property is Outlot 14 of the SW ¼ SW ¼ Section 20, Township 155, Range 82 Ward County, North Dakota

The subject property address is 1000 31<sup>st</sup> St. SE.

### **Case #2026-10. Preliminary Plat**

Public hearing request by Casey Schmidt, owner for a request of a preliminary plat to subdivide a property zoned "C2" General Commercial District. The legal description for the property is Lots A and B along with Outlot 3 lying in the SE ¼ Section 26, Township 156, Range 83, Ward County, North Dakota

The subject property address is 200 62<sup>nd</sup> Ave NW.

### **Case #2026-11. Zone Change, Annex, Preliminary Plat, Easement Vacation**

Public hearing request by Rob Berard, Ackerman Surveying representing Four Season Construction Inc., owner for a request of a zoning map amendment from "AG" Agricultural District to "R1S" Single-Family District with Small Lot Flexibility and "P" Public District, annexation, preliminary plat and easement vacation. The legal description for the property is Stonebridge Farms 1<sup>st</sup> & 4<sup>th</sup> Additions less N 40' to the City of Minot, Ward County, North Dakota

The subject property address is unassigned.

**Case #2026-12. Conditional Use Permit for Cause Hearing**

Public hearing request by the City of Minot for a request of a show of cause hearing on a property zoned "R3B" Multiple Residence District ("RM" Medium Density Residential District) for the Planning Commission to consider the revocation of a Conditional Use Permit for the operation of a Group Home and hear evidence of multiple violations of the conditions as outlined in Conditional Use Permit # 2023-11-1. The legal description for the property is Blaisdells S/D of Block 13 Ramstads Riverview S/D Lot 1 Addition to the City of Minot, Ward County, North Dakota

The subject property address is 425 Main St S.

**Case #2026-16. Zoning Ordinance Text Amendment**

Public hearing request by Brian Billingsley, Community Development Director, Representing the City of Minot for a request of a zoning text amendment the Land Development Ordinance addressing day cares, land use buffer yards, fuel stations in the Central Business District, paving requirements and parking on grass.