

On August 6, 2024, a Regular Planning Commission Meeting of the Minot Planning Commission was held in the City Council Chambers, City Hall (10 3rd Ave SW). Chairman Offerdahl called the meeting to order at 05:25 PM.

1. ROLL CALL

Members Present: Tim Baumann, Annette Mennem, Serena Pontenila, Dustin Offerdahl, Kayla Johnson, Robert Kibler, Logan Longtin

Members Absent: Elisha Gates, Erin Iverson

City Staff Present: Nick Schmitz, Corbin Dickerson, Emily Huettl, Brian Billingsley, Hannah Hornberger, Doug Diedrichsen, Dan Falconer, Bryan Banfill, Kevin Braaten

Others Present: Kelly Dillon, Dan Stranberg, Jonathan Layne, Lyndsey Ledahl, Doug Bonsness, Brittany Shattuck, Travis Zabloutney, Brian Everson, Patrick Fisher

2. PLEDGE OF ALLEGIANCE

3. INTRODUCTIONS AND DECORUM

3.1. INTRODUCTIONS AND DECORUM HANDOUT

4. PLANNING COMMISSION

4.1. APPROVAL OF THE JULY 2024 REGULAR MEETING MINUTES

The motion to Approve July 2024 Planning Commission Meeting Minutes was initiated by Planning Commission Representative Baumann seconded by Planning Commission Representative Pontenila and carried by the following roll call vote: ayes: Tim Baumann, Kayla Johnson, Robert Kibler, Logan Longtin, Annette Mennem, Dustin Offerdahl, Serena Pontenila; nays: None.

Motion carried.

5. PUBLIC HEARING

5.1. CASE #2024-06-04 - COPACETIC ADDITION - PRELIM PLAT

Mr. Diedrichsen goes over staff findings.

The Commissioners had a discussion.

Chairman Offerdahl opened the public hearing to the public for testimony.

No one appeared to testify.

Chairman Offerdahl closed the public hearing.

The motion to Approve on staff findings of fact was initiated by Planning Commission Representative Kibler seconded by Planning Commission Representative Mennem and carried by the following roll call vote: ayes: Tim Baumann, Kayla Johnson, Robert Kibler, Logan Longtin, Annette Mennem, Dustin Offerdahl, Serena Pontenila; nays: None.

Motion Carried.

5.2. CASE #2024-06-05 - CITY OF MINOT - PUBLIC WORKS SALT & SAND
BUILDING - PUBLIC ZONE PLAN REVIEW

Mr. Diedrichsen goes over staff findings.

The Commissioners had a discussion.

Chairman Offerdahl opened the public hearing to the public for testimony.

No one appeared to testify.

Chairman Offerdahl closed the public hearing.

The motion to Approve on staff findings of fact was initiated by Planning Commission Representative Baumann seconded by Planning Commission Representative Pontenila and carried by the following roll call vote: ayes: Tim Baumann, Kayla Johnson, Robert Kibler, Logan Longtin, Annette Mennem, Dustin Offerdahl, Serena Pontenila; nays: None.

Motion Carried.

5.3. CASE #2024-06-06 - ENDEAVOR SOBER LIVING - CUP

Mr. Diedrichsen goes over the staff findings.

The Commissioners had a discussion.

Chairman Offerdahl opened the public hearing to the public for testimony.

Kelly Dillon - resident - discusses concerns.

Dan Stranberg - resident - discusses concerns.

Jonathan Layne - owner of Endeavor Sober Living - explains the purpose of the program.

Commissioners discuss questions with Mr. Layne.

Lynsey Ledahl - staff member Endeavor Sober Living - discusses the benefits of the program.

Doug Bonsness - resident - discusses concerns.

Brittany Shattuck - resident - discusses concerns.

Chairman Offerdahl closed the public hearing.

Commissioners have questions for staff.

City staff answers questions.

The motion to Approve based on staff conditions and findings of fact was initiated by Planning Commission Representative Kibler seconded by Planning Commission Representative Longtin and carried by the following roll call vote: ayes: Kayla Johnson, Robert Kibler, Logan Longtin, Annette Mennem, Dustin Offerdahl; nays: Tim Baumann, Serena Pontenila.

Motion Carried.

5.4. CASE #2024-07-01 - GREAT PLAINS ADDITION - PRELIM PLAT & ZONE
CHANGE

Mr. Diedrichsen goes over staff findings.

The Commissioners had a discussion.

Chairman Offerdahl opened the public hearing to the public for testimony.

Travis Zabloutney - applicant - discusses application.

Patrick Fisher & Brian Everson - Northern Plains Ag - present the future facility.

Chairman Offerdahl closed the public hearing.

Commissioners have questions for staff.

Staff answers questions.

Commissioners have further discussion.

The motion to Recommend Approval of Prelim Plat to City Council was initiated by Planning Commission Representative Kibler seconded by Planning Commission Representative Longtin and carried by the following roll call vote: ayes: Tim Baumann, Kayla Johnson, Robert Kibler, Logan Longtin, Annette Mennem, Dustin Offerdahl, Serena Pontenila; nays: None.

Motion Carried.

The motion to Recommend Denial of Zone Change to City Council was initiated by Planning Commission Representative Baumann seconded by Planning Commission Representative Kibler and carried by the following roll call vote: ayes: Tim Baumann, Robert Kibler, Annette Mennem; nays: Kayla Johnson, Logan Longtin, Dustin Offerdahl, Serena Pontenila.

Motion Failed.

The motion to Recommend Approval of Zone Change not based on staff conditions or findings of fact as outlined in the staff report to City Council on the basis that within the LDO that #1 is satisfied it upholds the spirit of C2 but aligns with the M1 zoning conditions and #4 fulfills and is consistent with the plans, policies and purpose of the ordinance was initiated by Planning Commission Representative Longtin seconded by Planning Commission Representative Pontenila and carried by the following roll call vote: ayes: Kayla Johnson, Logan Longtin, Dustin Offerdahl, Serena Pontenila; nays: Tim Baumann, Robert Kibler, Annette Mennem.

Motion Carried.

6. MISCELLANEOUS AND DISCUSSION ITEMS

6.1. ACCESSORY BUILDINGS

Mr. Falconer discusses presentation of accessory buildings and goes over changes that could be made if the Planning Commissioners see fit in the future.

6.2 Chairman Offerdahl discusses with Planning Commissioners about making their emails and phone numbers available to the public if they want.

7. ADJOURNMENT

With no further business, Chairman Offerdahl adjourned the meeting at 8:20 pm.