



Regular Planning Commission Meeting

Tuesday, October 1, 2024, at 5:30 PM

City Council Chambers, City Hall (10 3rd Ave SW)

Any person needing special accommodation for the meeting is requested to notify the City Clerk's office at 857-4752.

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. INTRODUCTIONS AND DECORUM
 - 3.1. INTRODUCTIONS AND DECORUM HANDOUT
4. PLANNING COMMISSION
 - 4.1. APPROVAL OF SEPTEMBER 2024 REGULAR MEETING MINUTES
5. PUBLIC HEARING
 - 5.1. CASE#2024-08-01 - LARSON'S ADDITION - PRELIMINARY PLAT

Public hearing request by William Larson, owner for a request of a preliminary plat on a property zoned "AG" Agricultural District. The legal description for the property is an Unplatted portion of the SE1/4NE1/4, Section 32, SW1/4NW1/4, NW1/4SW1/4, SE1/4NW1/4 and SW1/4NE1/4, Section 33, Township 155 North, Range 82 West, Ward County, North Dakota.
The subject property address is 2820 47th St. SE

- 5.2. CASE#2024-08-03 - LAND DEVELOPMENT ORDINANCE TEXT AMENDMENT

Public hearing request by Brian Billingsley, Community and Economic Development Director for a text amendment to the Land Development Ordinance of the City of Minot. The proposed code changes pertain to the following sections: Table 4.1-8 Accessory Building Requirements pertaining to the limit to the number of accessory buildings and accessory building area, Section 3.1-4. B. 6. General Rules for Yard Setbacks Allowed Projections regarding allowing egress windows to project into setbacks, Section 3.1-10. D. 3. Replacing language in the LDO regarding Ornamental Lighting, Chapter 6.2 – Parking Table text changes regarding minimum parking requirements for

industrial zones and maximum parking requirements for the auto servicing sector, Section 6.1-2. F. 1. b. regarding a minor text correction and Section 12.2-2. A & B Application; Application Fee; Application Review Process regarding a minor text correction to reflect the new online application system functions and process.

5.3. CASE#2024-08-04 - AMENDMENTS TO THE COMPREHENSIVE PLAN
FUTURE LAND USE MAP

Public hearing request by Brian Billingsley, Community and Economic Development Director for map amendments to the Comprehensive Plan Future Land Use Map of the City of Minot. The properties to be reassessed for future land use designations are the industrial properties located north of Highway 2 E between 55th St. SE and 86th St. SE, commercial properties south of Highway 2 & 52 Bypass E. between 29th Ave SE and 13th St. SE and various properties along the Souris River that were never given a Future Land Use Map designation.

5.4. CASE# 2024-08-05 - MOOSE LODGE ADDITION - PRELIMINARY PLAT

Public hearing request by Jason Sorenson, Public Works Director representing the City of Minot, owner for a request of a preliminary plat on a property zoned "R1" Single-Family Residential District. The legal description for the property is a portion of Outlot 9 and an unplatted portion of NE1/4SW1/4, Section 23, Township 155 North, Range 83 West, Ward County, North Dakota. The subject property address is 400 9th St. SW

6. MISCELLANEOUS AND DISCUSSION ITEMS

7. ADJOURNMENT

INTRO

The Planning Commission evaluates land use applications for compliance with the standards and procedural requirements outlined within the Zoning Supplement to the City of Minot (Zoning Code) and North Dakota Century Code. Further, the Planning Commission is tasked to ensure development within the City of Minot aligns with the City of Minot 2012 Comprehensive Plan (Comprehensive Plan).¹

Planning Department staff are assigned to support the Planning Commission by reviewing applications for compliance with the Zoning Code and alignment with the Comprehensive Plan. Staff summarizes this information to the Planning Commission in the form of written staff reports, which include a recommendation. Oral presentations summarizing a staff report and any additional information obtained since the date said staff report was written is provided as determined necessary by the Planning Commission.

Planning Commission is not required to follow City staff recommendation. However, a deviation from staff's recommendation may require clarification to the findings of fact along with clearly stated reasoning for any alternative recommendation.

Finally, staff is not able to anticipate all information entered into the record via Planning Commissioner discussion or provided by the public during the open public comment period. Staff is available to answer any questions which may arise through discussion.

The Planning Commission renders a decision for variances, interim use permits, and conditional use permits that may be appealed to City Council. The Planning Commission provides recommendations to City Council for all other land use applications.

DECORUM

Persons attending public hearings are expected to conduct themselves with decorum to assure fairness and equity in the proceedings. Participants must:

- Step to the podium/microphone each time you wish to be recognized by the Planning Commission to offer a comment, or to ask or answer a question, and state your name for the record. To ensure minutes of the meeting accurately reflect the individual for which statements are made a sign-in sheet is provided at the podium for those wishing to speak.
- Address all testimony, comments and questions to the Chair of the Commission and not the other participants, the applicant, or the staff. The Chair of the Commission will determine the appropriateness of all questions and when and where to direct them.
- Allow others in attendance an opportunity to present their testimony. Do not interrupt the proceedings with applause, heckling, outbursts or other disruptive behavior.
- Address the issues and application that are before the Commission. These proceedings are not the forum to discuss the appropriateness of particular land use policies, regulations, or alternatives.
- Please silence your phones or set them to vibrate at this time.

¹ Per N.D.C.C 40-48-09, the basic purpose of the plan:

...The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs, which, in accordance with present and future needs, best will promote the amenities of life, health, safety, morals, order, convenience, prosperity, and general welfare as well as efficiency and economy in the process of development, including adequate provision for light and air, distribution of population, good civic design and arrangement, wise and efficient expenditure of public funds, the adequate provision of public utilities and other public requirements, the improvement and control of architecture, and the general embellishment of the area under its jurisdiction.

On September 4, 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 05:20 PM.

1. ROLL CALL

Meeting called to order at 5:40pm

Members Present: Tim Baumann, Erin Iverson, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Darrik Trudell, Logan Longtin

Members Absent: Elisha Gates, Robert Kibler, Kayla Johnson

City Staff Present: Brian Billingsley, Doug Diedrichsen, Dan Falconer, Hannah Hornberger, Corbin Dickerson, Lance Meyer, Emily Huettl, Stephen Joersz, John Van Dyke

Others Present: John Coughlin, Jim Myers, Kordy Seward

2. PLEDGE OF ALLEGIANCE

3. INTRODUCTIONS AND DECORUM

3.1. INTRODUCTIONS AND DECORUM HANDOUT

Chairman Offerdahl welcomed the new Planning Commissioner, Darrik Trudell.

4. PLANNING COMMISSION

4.1. APPROVAL OF AUGUST 2024 REGULAR MEETING MINUTES

The motion to Approve August 2024 Planning Commission Meeting Minutes was initiated by Planning Commission Representative Pontenila seconded by Planning Commission Representative Mennem and carried by the following roll call vote: ayes: Tim Baumann, Erin Iverson, Logan Longtin, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Darrik Trudell; nays: None.

5. PUBLIC HEARING

5.1. CASE #2024-07-02 - MINOT FIRST ADDITION - ZONE CHANGE

Mr. Diedrichsen discussed the staff report.

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 based on staff's recommendation & finding of fact was initiated by Planning Commission Representative Baumann seconded by Planning Commission

Representative Iverson and carried by the following roll call vote: ayes: Tim Baumann, Erin Iverson, Logan Longtin, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Darrik Trudell; nays: None.

5.2. CASE #2024-07-03 - LIVINGSTON'S 7TH ADDITION - CUP

Mr. Diedrichsen discussed the staff report.

Commissioners and city staff have a discussion.

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

John Coughlin & Jim Myers - applicants - discussed their proposal.

Korby Seward - District Engineer NDDOT - in agreement with the staff's decision, this intersection is on the dangerous Urban intersections list for the State of North Dakota. NDDOT is against adding a dedicated turn lane off 13th. They would be open to a turn lane onto 21st.

Lance Meyer - City Engineer - discussed the safety concerns and keeping access points limited.

Commissioners had questions for city staff.

Stephen Joersz - Traffic Engineer - discussed the reasoning behind not allowing access off 13th.

John Van Dyke - MPO, previous Principal Planner - touched based on the previous CUP that was obtained on this project.

Chairman Offerdahl closed the public hearing.

The motion to Approve based on staff's recommendation & findings of fact was initiated by Planning Commission Representative Baumann seconded by Trudell and carried by the following roll call vote: ayes: Tim Baumann, Erin Iverson, Logan Longtin, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Darrik Trudell; nays: None.

5.3. CASE #2024-07-04 - CITY OF MINOT - PRELIM PLAT

Mr. Diedrichsen discussed staff report.

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 Approval based on staff recommendation & findings of fact was initiated by Planning Commission Representative Pontenila seconded by Planning Commission Representative Mennem and carried by the following roll call vote: ayes: Tim Baumann, Erin Iverson, Logan Longtin, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Darrik Trudell; nays: None.

6. MISCELLANEOUS AND DISCUSSION ITEMS

Commissioner Baumann questioned when text amendments will be shown.

Mr. Diedrichsen informed the Planning Commission that the October 2024 meeting will include the fall cleanup text amendments.

7. ADJOURNMENT

With no further business, Chairman Offerdahl adjourned the meeting at 7:53 pm.



**Planning Commission
Staff Report**

Application Date: 08/07/2024
Date of Staff Report: 09/12/2024
Date of Planning Commission Meeting: 10/01/2024

Staff Contact: Doug Diedrichsen, Principal Planner
Staff Recommendation: Approval

Case Number: 2024-08-01
Project Name: Larson Addition – Preliminary Plat
Current Legal Description: See the project description below.
Proposed Legal Description: Lots 1 and 2 Larson Addition

Present Address: See the project description below.

Entitlements Requested: Major Subdivision Preliminary Plat

Owners: William & Paul Larson

Representative: William Larson

Present Zone(s): “AG” Agricultural

Present Use(s): Agriculture and single family rural residential

Uses Allowed in Present Zone(s): See Table 2.2 for allowed and conditionally permitted uses within each district.

Present Future Land Use Map Designation: Ag and Open Space

Proposed Zone(s): No Change

Proposed Use(s): No Change

Uses Allowed in Proposed Zone(s): See Table 2.2 for allowed and conditionally permitted uses within each district.

Proposed Future Land Use Map Designation: No Change

PROJECT DESCRIPTION:

Public hearing request by William Larson, owner for a request of a preliminary plat on a property zoned “AG” Agricultural District. The legal description for the property is an Unplatted portion of the SE1/4NE1/4, Section 32, SW1/4NW1/4, NW1/4SW1/4, SE1/4NW1/4 and SW1/4NE1/4, Section 33, Township 155 North, Range 82 West, Ward County, North Dakota.

The subject properties include 2820 47th St. SE, and an unaddressed agricultural property.

An aerial photo of the subject property can be found in **Exhibit 1**.

BACKGROUND INFORMATION:

The property owner seeks to modify the property boundaries of two existing lots. The proposed subdivision will create two lots from unplatted land. Lot 1 will be 102.21 acres and Lot 2 is 10.00 acres.

The preliminary plat can be found in **Exhibit 2**.

The zoning and future land use map designation of the subject property and surrounding area is provided in **Exhibit 3**.

Site photos are provided in **Exhibit 4**.

STAFF ANALYSIS:

Subdivision Design Standards:

Section 10.2-7 C. of the Land Development Ordinance of the City of Minot (LDO) covers the process of application and submittal for a major subdivision preliminary plat. The applicant has submitted the necessary application documents required per Section 10.2-7 C. 2. and noticing has been conducted as required per 9.2-1 (B) and (C).

Section 10.2-7. D. requires that staff's report consider the nature of the proposed development as prescribed within Section 10.2-5 relating to whether or not it meets the technical requirements of Article 10, and if not, whether any such requirements should be waived. To that end, staff provides the following guidance based on the various requirements of Chapter 10.3 – Design Standards:

Section 10.3-1, requiring the proposed subdivision to be designed in accordance with the standards of Chapter 10.3, the Land Development Ordinance as a whole, and a list of various other plans and codes, is satisfied.

Section 10.3-2 prohibits the approval of the subdivision of land that is unsuitable for development due to a variety of reasons. Staff finds the proposed preliminary layout, which proposes two lots, each with adequate terrain and access to be suitable for development. Staff finds Section 10.3-2 is satisfied.

Section 10.3-3. requires that a subdivision name not already be utilized elsewhere and spelled correctly. The name Larson Addition has not yet been taken and is spelled correctly. Section 10.3-3. is satisfied.

Section 10.3-4. A-F. relating to Street Names and Numbering is applicable and satisfied, as there are no additional streets proposed via this subdivision. Addressing will be assigned to each lot following completion of the final plat process, if approved.

The requirements of Section 10.3-11. relating to the design of the individual lots has been satisfied as the proposed properties to be created will meet the minimum lot sizes of the respective district for which they will be zoned, if approved. In short, the lots meet the dimensional standards per Section 10.3-11.

Section 10.3-12 relating to block design is not applicable.

The requirements of Section 10.3-13. A. relating to the dedication of right-of-way, easements, and street widths is satisfied with the notation of these existing access easement as dedicated in Ward County Document with an instrument number of 3043189 recorded 09/08/2020. Section 10.3-13. A. is satisfied.

Sections 10.3-14 relates to sidewalks, which are not required in the “AG” Agricultural District. Sidewalks are not being required and therefore Section 10.3-14 is satisfied.

Section 10.3-15 related to public utilities is satisfied. The land is outside of the service area of the municipal water and sewer system.

Section 10.3-21 related to financial security for necessary infrastructure improvements is not applicable.

Section 10.3-22 is satisfied, as the applicant is required to follow all City permitting processes for construction.

Comments:

1. There were no public comments at the time of writing this staff report.
2. The application was distributed to city departments and external public agencies within the City for review and the following comments were received:
 - a. City of Minot Engineering Department
 - i. Any future development shall meet all floodplain requirements.

FINDINGS OF FACT:

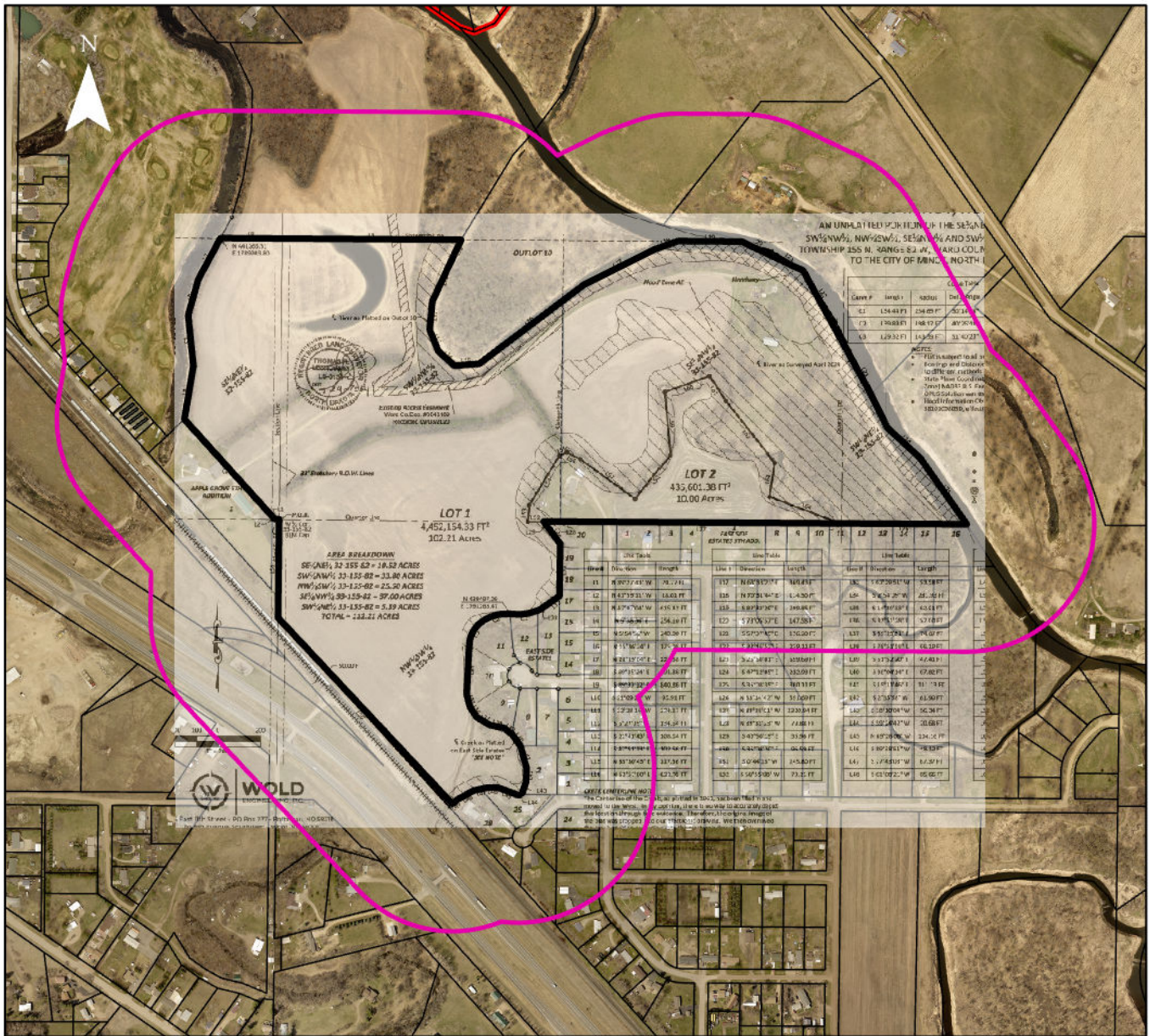
The Minot Planning Commission should accept the following findings of facts:

- 1) The applicants have submitted a complete application.

- 2) The property is zoned “AG” Agricultural District on the Official Zoning Map and has a “Ag and Open Space” designation on the Future Land Use Map of the 2040 Comprehensive Plan.
- 3) The applicant’s request is consistent with the bulk requirements of Chapter 2.14 – “AG” Agricultural District of the Land Development Ordinance of the City of Minot (LDO).
- 4) The applicable sections of Chapter 10.3 related to subdivision design are satisfied.
- 5) The Minot Planning Commission has the authority to recommend approval, with or without conditions, or recommend denial of the Major Subdivision Preliminary Plat. The public notice requirements were met, the hearing was legally noticed and posted, and the hearing was held and conducted under the requirements of North Dakota Century Code and Minot City ordinances.

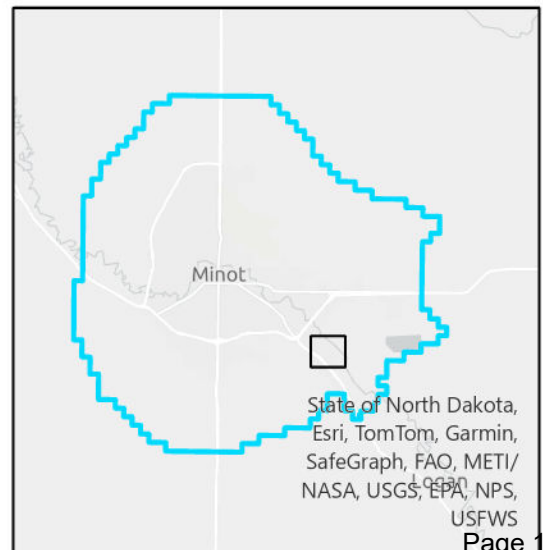
RECOMMENDATION:

Staff recommends the Planning Commission adopt staff findings of fact and recommend City Council approve the Major Subdivision Preliminary Plat for Larson Addition.



0 525 1,050 2,100 Feet

- Two Mile Boundary
- City Limits
- Case # 2024-08-01
- Case # 2024-08-01
- Notification Area

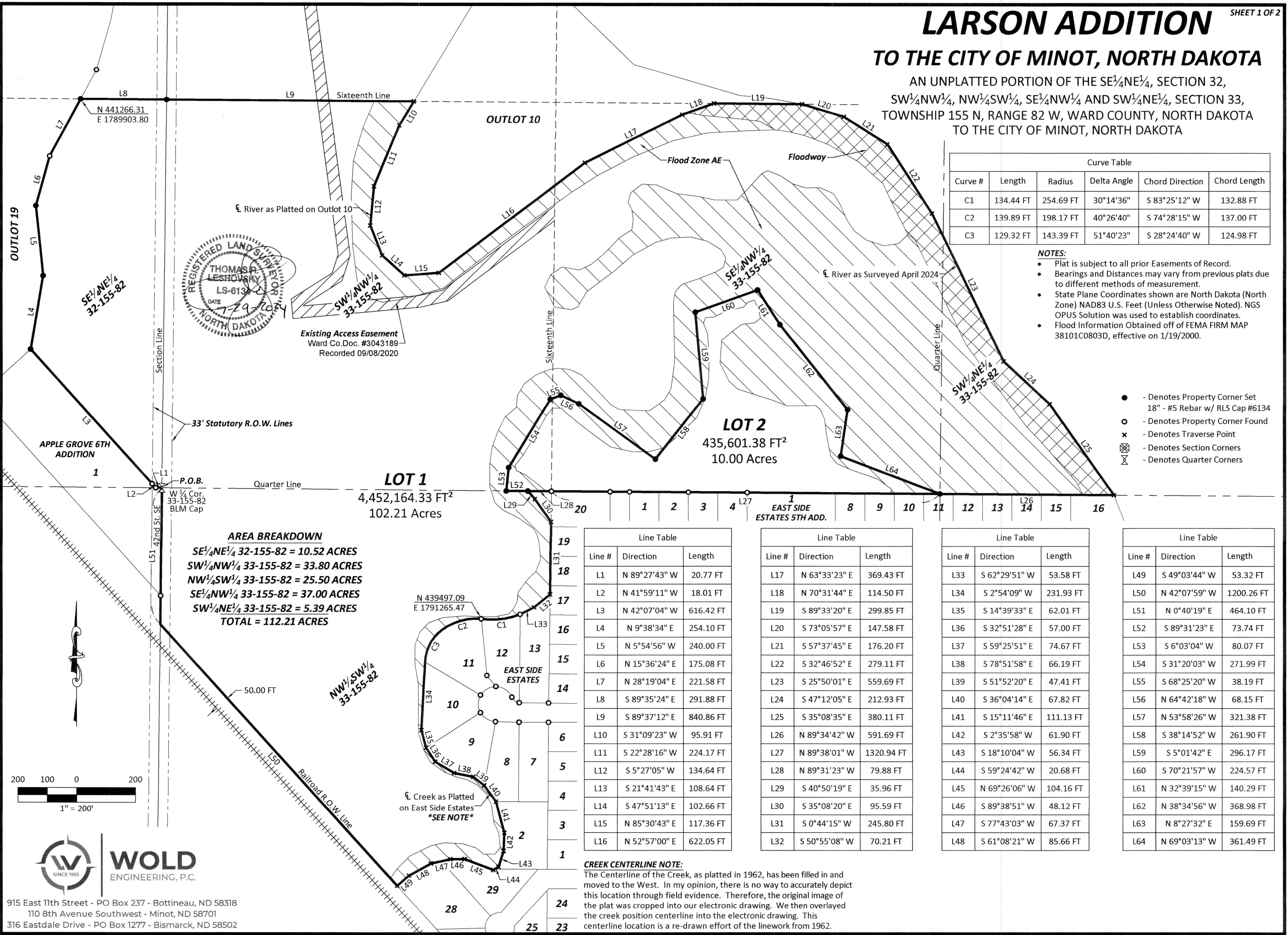


LARSON ADDITION

TO THE CITY OF MINOT, NORTH DAKOTA

AN UNPLATTED PORTION OF THE SE¹/₄NE¹/₄, SECTION 32,
SW¹/₄NW¹/₄, NW¹/₄SW¹/₄, SE¹/₄NW¹/₄ AND SW¹/₄NE¹/₄, SECTION 33,
TOWNSHIP 155 N, RANGE 82 W, WARD COUNTY, NORTH DAKOTA
TO THE CITY OF MINOT, NORTH DAKOTA

SHEET 1 OF 2



Curve Table					
Curve #	Length	Radius	Delta Angle	Chord Direction	Chord Length
C1	134.44 FT	254.69 FT	30°14'36"	S 83°25'12" W	132.88 FT
C2	139.89 FT	198.17 FT	40°26'40"	S 74°28'15" W	137.00 FT
C3	129.32 FT	143.39 FT	51°40'23"	S 28°24'40" W	124.98 FT

- NOTES:
- Plat is subject to all prior Easements of Record.
 - Bearings and Distances may vary from previous plats due to different methods of measurement.
 - State Plane Coordinates shown are North Dakota (North Zone) NAD83 U.S. Feet (Unless Otherwise Noted). NGS OPUS Solution was used to establish coordinates.
 - Flood Information Obtained off of FEMA FIRM MAP 38101C0803D, effective on 1/19/2000.

- - Denotes Property Corner Set 18" - #5 Rebar w/ RLS Cap #6134
- - Denotes Property Corner Found
- - Denotes Traverse Point
- - Denotes Section Corners
- - Denotes Quarter Corners

AREA BREAKDOWN
SE¹/₄NE¹/₄ 32-155-82 = 10.52 ACRES
SW¹/₄NW¹/₄ 33-155-82 = 33.80 ACRES
NW¹/₄SW¹/₄ 33-155-82 = 25.50 ACRES
SE¹/₄NW¹/₄ 33-155-82 = 37.00 ACRES
SW¹/₄NE¹/₄ 33-155-82 = 5.39 ACRES
TOTAL = 112.21 ACRES

Line Table		
Line #	Direction	Length
L1	N 89°27'43" W	20.77 FT
L2	N 41°59'11" W	18.01 FT
L3	N 42°07'04" W	616.42 FT
L4	N 9°38'34" E	254.10 FT
L5	N 5°54'56" W	240.00 FT
L6	N 15°36'24" E	175.08 FT
L7	N 28°19'04" E	221.58 FT
L8	S 89°35'24" E	291.88 FT
L9	S 89°37'12" E	840.86 FT
L10	S 31°09'23" W	95.91 FT
L11	S 22°28'16" W	224.17 FT
L12	S 5°27'05" W	134.64 FT
L13	S 21°41'43" E	108.64 FT
L14	S 47°51'13" E	102.66 FT
L15	N 85°30'43" E	117.36 FT
L16	N 52°57'00" E	622.05 FT

Line Table		
Line #	Direction	Length
L17	N 63°33'23" E	369.43 FT
L18	N 70°31'44" E	114.50 FT
L19	S 89°33'20" E	299.85 FT
L20	S 73°05'57" E	147.58 FT
L21	S 57°37'45" E	176.20 FT
L22	S 32°46'52" E	279.11 FT
L23	S 25°50'01" E	559.69 FT
L24	S 47°12'05" E	212.93 FT
L25	S 35°08'35" E	380.11 FT
L26	N 89°34'42" W	591.69 FT
L27	N 89°38'01" W	1320.94 FT
L28	N 89°31'23" W	79.88 FT
L29	S 40°50'19" E	35.96 FT
L30	S 35°08'20" E	95.59 FT
L31	S 0°44'15" W	245.80 FT
L32	S 50°55'08" W	70.21 FT

Line Table		
Line #	Direction	Length
L33	S 62°29'51" W	53.58 FT
L34	S 2°54'09" W	231.93 FT
L35	S 14°39'33" E	62.01 FT
L36	S 32°51'28" E	57.00 FT
L37	S 59°25'51" E	74.67 FT
L38	S 78°51'58" E	66.19 FT
L39	S 51°52'20" E	47.41 FT
L40	S 36°04'14" E	67.82 FT
L41	S 15°11'46" E	111.13 FT
L42	S 2°35'58" W	61.90 FT
L43	S 18°10'04" W	56.34 FT
L44	S 59°24'42" W	20.68 FT
L45	N 69°26'06" W	104.16 FT
L46	S 89°38'51" W	48.12 FT
L47	S 77°43'03" W	67.37 FT
L48	S 61°08'21" W	85.66 FT

Line Table		
Line #	Direction	Length
L49	S 49°03'44" W	53.32 FT
L50	N 42°07'59" W	1200.26 FT
L51	N 0°40'19" E	464.10 FT
L52	S 89°31'23" E	73.74 FT
L53	S 6°03'04" W	80.07 FT
L54	S 31°20'03" W	271.99 FT
L55	S 68°25'20" W	38.19 FT
L56	N 64°42'18" W	68.15 FT
L57	N 53°58'26" W	321.38 FT
L58	S 38°14'52" W	261.90 FT
L59	S 5°01'42" E	296.17 FT
L60	S 70°21'57" W	224.57 FT
L61	N 32°39'15" W	140.29 FT
L62	N 38°34'56" W	368.98 FT
L63	N 8°27'32" E	159.69 FT
L64	N 69°03'13" W	361.49 FT

CREEK CENTERLINE NOTE:
The Centerline of the Creek, as platted in 1962, has been filled in and moved to the West. In my opinion, there is no way to accurately depict this location through field evidence. Therefore, the original image of the plat was cropped into our electronic drawing. We then overlaid the creek position centerline into the electronic drawing. This centerline location is a re-drawn effort of the linework from 1962.

SHEET 2 OF 2

LARSON ADDITION

TO THE CITY OF MINOT, NORTH DAKOTA

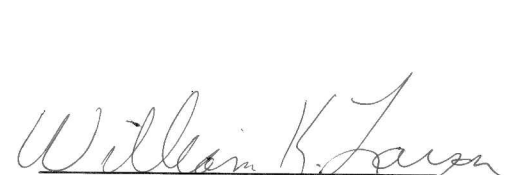
AN UNPLATTED PORTION OF THE SE $\frac{1}{4}$ NE $\frac{1}{4}$, SECTION 32,
SW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$ AND SW $\frac{1}{4}$ NE $\frac{1}{4}$, SECTION 33,
TOWNSHIP 155 N, RANGE 82 W, WARD COUNTY, NORTH DAKOTA
TO THE CITY OF MINOT, NORTH DAKOTA

DESCRIPTION:

Know all men by these presents that William K Larson, being Owner and Proprietor, of an Unplatted Portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 33, Township 155 N, Range 82 W and an Unplatted Portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 32, Township 155 N, Range 82 W, Ward County, North Dakota, and Paul K Larson, being Owner and Proprietor, of an Unplatted Portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 33, Township 155 N, Range 82 W, Ward County, North Dakota, being more particularly described as follows:

Beginning at the West Quarter Corner of Section 33, Township 155 N, Range 82 W of the 5th Principal Meridian, Ward County, North Dakota; Thence N 89°27'43" W, on the East-West Quarter Line of Section 32, Township 155 N, Range 82 W, a distance of 20.77 FT, to a Property Corner of Lot 1, of Apple Grove 6th Addition, a Plat being on file at the Ward County Recorder's Office; Thence N 41°59'11" W, on a Property Line of Lot 1, of said Apple Grove 6th Addition, a distance of 18.01 FT, to a Property Corner of Lot 1, of said Apple Grove 6th Addition; Thence N 42°07'04" W, on a Property Line of Lot 1, of said Apple Grove 6th Addition, a distance of 616.42 FT, to a Property Corner of Lot 1, of said Apple Grove 6th Addition; Thence N 9°38'34" E, on a Property Line of Outlot 19, a Plat being on file at the Ward County Recorder's Office, a distance of 254.10 FT, to a Property Corner, of said Outlot 19; Thence N 5°54'56" W, on a Property Line, of said Outlot 19, a distance of 240.00 FT, to a Property Corner, of said Outlot 19; Thence N 15°36'24" E, on a Property Line, of said Outlot 19, a distance of 175.08 FT, to a Property Corner, of said Outlot 19; Thence N 28°19'04" E, on a Property Line, of said Outlot 19, a distance of 221.58 FT, to a Point being on the North Line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 32, Township 155 N, Range 82 W; Thence S 89°35'24" E, on the North Line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$, of said Section 32, a distance of 291.88 FT, to the Northwest Corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 33, Township 155 N, Range 82 W; Thence S 89°37'12" E, on the North Line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, of said Section 33, a distance of 840.86 FT, to a Property Corner of Outlot 10, a Plat being on file at the Ward County Recorder's Office; Thence S 31°09'23" W, on a Property Line, of said Outlot 10, a distance of 95.91 FT, to a Property Corner, of said Outlot 10; Thence S 22°28'16" W, on a Property Line, of said Outlot 10, a distance of 224.17 FT, to a Property Corner, of said Outlot 10; Thence S 5°27'05" W, on a Property Line, of said Outlot 10, a distance of 134.64 FT, to a Property Corner, of said Outlot 10; Thence S 21°41'43" E, on a Property Line, of said Outlot 10, a distance of 108.64 FT, to a Property Corner, of said Outlot 10; Thence S 47°51'13" E, on a Property Line, of said Outlot 10, a distance of 102.66 FT, to a Property Corner, of said Outlot 10; Thence N 85°30'43" E, on a Property Line, of said Outlot 10, a distance of 117.36 FT, to a Property Corner, of said Outlot 10; Thence N 52°57'00" E, on a Property Line, of said Outlot 10, a distance of 622.05 FT, to a Property Corner, of said Outlot 10; Thence N 63°33'23" E, on a Property Line, of said Outlot 10, a distance of 369.43 FT, to a Property Corner, of said Outlot 10; Thence N 70°31'44" E, on a Property Line, of said Outlot 10, a distance of 114.50 FT, to a Property Corner, of said Outlot 10; Thence S 89°33'20" E, on a Property Line, of said Outlot 10, a distance of 299.85 FT, to a Property Corner, of said Outlot 10; Thence S 73°05'57" E, a distance of 147.58 FT; Thence S 57°37'45" E, a distance of 176.20 FT; Thence S 32°46'52" E, a distance of 279.11 FT; Thence S 25°50'01" E, a distance of 559.69 FT; Thence S 47°12'05" E, a distance of 212.93 FT; Thence S 35°08'35" E, a distance of 380.11 FT, to a Point being on the South Line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$, of said Section 33; Thence N 89°34'42" W, on the South Line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$, of said Section 33, a distance of 591.69 FT, to the Southwest Corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$, of said Section 33; Thence N 89°38'01" W, on the South Line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, of said Section 33, a distance of 1320.94 FT, to the Southwest Corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, of said Section 33; Thence N 89°31'23" W, on the South Line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, of said Section 33, a distance of 79.88 FT; Thence S 40°50'19" E, a distance of 35.96 FT; Thence S 35°08'20" E, a distance of 95.59 FT, to a Point being on the East Line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$, of said Section 33; Thence S 0°44'15" W, on the East Line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$, of said Section 33, a distance of 245.80 FT, to a Property Corner, of East Side Estates, a Plat being on File at the Ward County Recorder's Office; Thence S 50°55'08" W, on a Property Line, of said East Side Estates, a distance of 70.21 FT, to a Property Corner, of said East Side Estates; Thence S 62°29'51" W, on a Property Line, of said East Side Estates, a distance of 53.58 FT, to a Property Corner, of said East Side Estates; Thence on a Property Line, of said East Side Estates, on a Curve to the Right, said Curve having a Length of 134.44 FT, a Radius of 254.69 FT, and a Delta Angle of 30°14'36", to a Property Corner, of said East Side Estates; Thence on a Property Line, of said East Side Estates, on a Curve to the Left, said Curve having a Length of 139.89 FT, a Radius of 198.17 FT, and a Delta Angle of 40°26'40", to a Property Corner, of said East Side Estates; Thence on a Property Line, of said East Side Estates, on a Curve to the Left, said Curve having a Length of 129.32 FT, a Radius of 143.39 FT, and a Delta Angle of 51°40'23", to a Property Corner, of said East Side Estates; Thence S 2°54'09" W, on a Property Line, of said East Side Estates, a distance of 231.93 FT, to a Property Corner, of said East Side Estates; Thence S 14°39'33" E, on a Property Line, of said East Side Estates, a distance of 62.01 FT, to a Property Corner, of said East Side Estates; Thence S 32°51'28" W, on a Property Line, of said East Side Estates, a distance of 57.00 FT, to a Property Corner, of said East Side Estates; Thence S 59°25'51" E, on a Property Line, of said East Side Estates, a distance of 74.67 FT, to a Property Corner, of said East Side Estates; Thence S 78°51'58" E, on a Property Line, of said East Side Estates, a distance of 66.19 FT, to a Property Corner, of said East Side Estates; Thence S 51°52'20" E, on a Property Line, of said East Side Estates, a distance of 47.41 FT, to a Property Corner, of said East Side Estates; Thence S 36°04'14" E, on a Property Line, of said East Side Estates, a distance of 67.82 FT, to a Property Corner, of said East Side Estates; Thence S 15°11'46" E, on a Property Line, of said East Side Estates, a distance of 111.13 FT, to a Property Corner, of said East Side Estates; Thence S 2°35'58" W, on a Property Line, of said East Side Estates, a distance of 61.90 FT, to a Property Corner, of said East Side Estates; Thence S 18°10'04" W, on a Property Line, of said East Side Estates, a distance of 56.34 FT, to a Property Corner, of said East Side Estates; Thence S 59°24'42" W, on a Property Line, of said East Side Estates, a distance of 20.68 FT, to a Property Corner, of said East Side Estates; Thence N 69°26'06" W, on a Property Line, of said East Side Estates, a distance of 104.16 FT, to a Property Corner, of said East Side Estates; Thence S 89°38'51" W, on a Property Line, of said East Side Estates, a distance of 48.12 FT, to a Property Corner, of said East Side Estates; Thence S 77°43'03" W, on a Property Line, of said East Side Estates, a distance of 67.37 FT, to a Property Corner, of said East Side Estates; Thence S 61°08'21" W, on a Property Line, of said East Side Estates, a distance of 85.66 FT, to a Property Corner, of said East Side Estates; Thence S 49°03'44" W, a distance of 53.32 FT, to a Point being on the Northerly Railroad Right of Way Line; Thence N 42°07'59" W, on the said Northerly Railroad Right of Way Line, a distance of 1200.26 FT, to Point being on the West Line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$, of said Section 33, a distance of 464.10 FT, to the Point of Beginning.

Said described tract, of land contains 112.21 Acres more or less. Have caused the same to be surveyed and platted as shown hereon, to be known as Larson's Addition, to the City of Minot, North Dakota, the owners hereunto affixed their signatures.


William K Larson

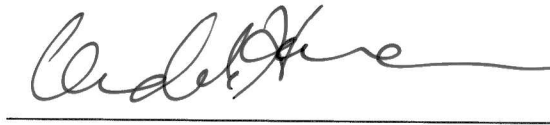

Paul K Larson

MINNESOTA
STATE OF NORTH DAKOTA, COUNTY OF BECKER

On this 7th Day of AUGUST, 2024, before me, a Notary Public in and for said State, Appeared William K Larson, well known to be the person described in the foregoing description and acknowledged to me that he executed the same on his own free act and deed.

My commission expires

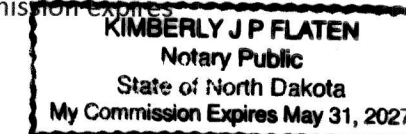



Notary Public, State of North Dakota

STATE OF NORTH DAKOTA, COUNTY OF WARD

On this 2nd Day of JULY, 2024, before me, a Notary Public in and for said State, Appeared Paul K Larson, well known to be the person described in the foregoing description and acknowledged to me that he executed the same on his own free act and deed.

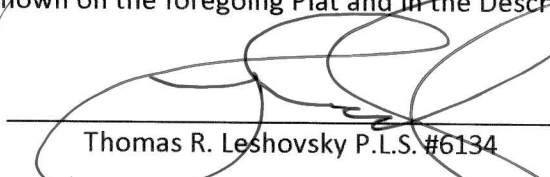
My commission expires




Notary Public, State of North Dakota

SURVEYOR'S CERTIFICATE

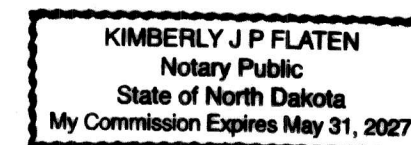
I, Thomas R. Leshovsky, a duly Registered Professional Land Surveyor, do hereby certify that I have Surveyed and Platted, the Foregoing described land. That Lots, Distances, Areas and Locations as shown on the foregoing Plat and in the Description Thereof, are true and correct to the best of my Knowledge and Belief.


Thomas R. Leshovsky P.L.S. #6134

STATE OF NORTH DAKOTA, COUNTY OF WARD

On this 2nd Day of JULY, 2024, before me, a Notary Public in and for said State, Appeared Thomas R. Leshovsky, Registered Professional Land Surveyor, well known to be such, and acknowledged to me that he executed the foregoing Surveyor's Certificate as his own free act and deed.

My commission expires

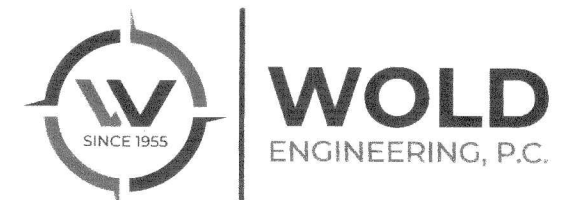
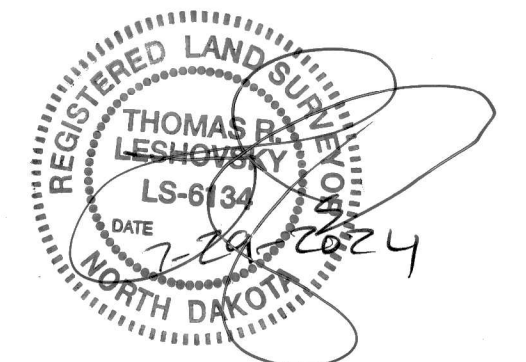



Notary Public, State of North Dakota

APPROVAL

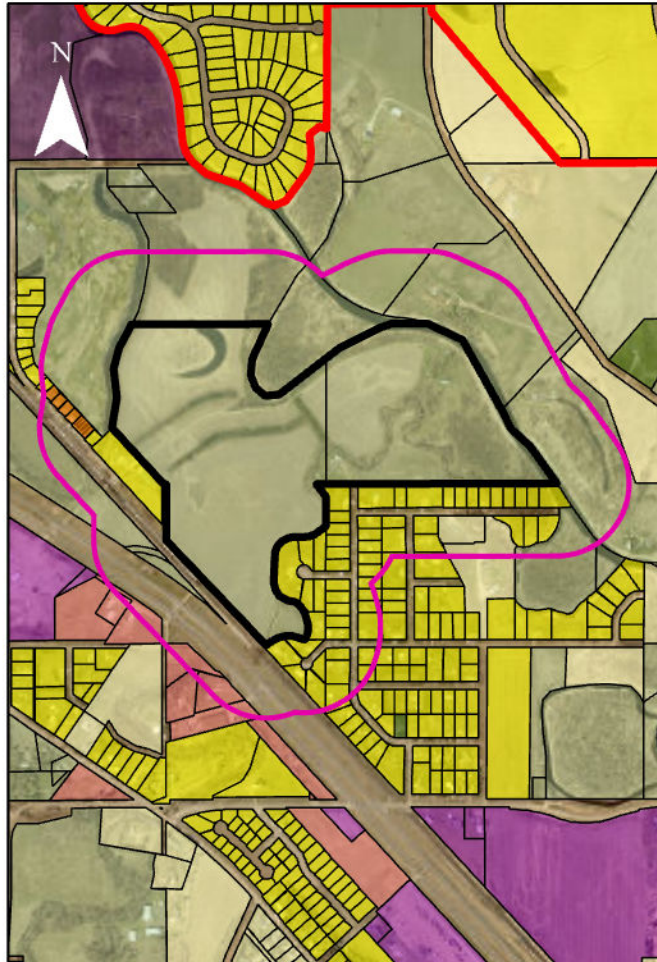
I hereby certify that the Plat shown hereon has been approved by the Minot Planning Commission and the Minot City Council.

Approved: _____, 2024
Minot City Engineer

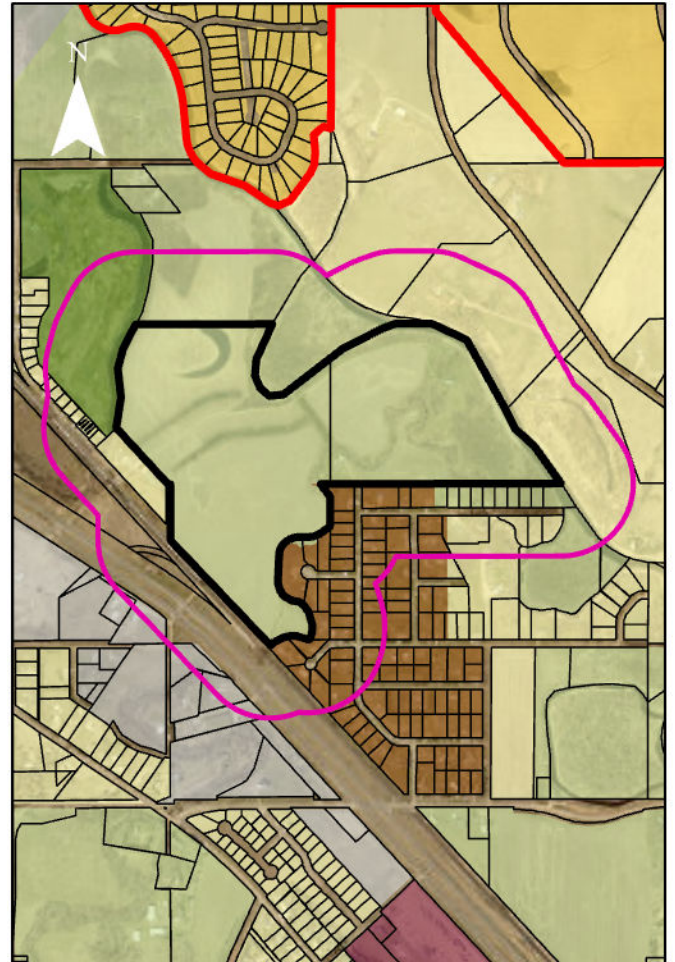


915 East 11th Street - PO Box 237 - Bottineau, ND 58318
110 8th Avenue Southwest - Minot, ND 58701
316 Eastdale Drive - PO Box 1277 - Bismarck, ND 58502

ZONING



FUTURE LAND USE



0 500,000 2,000 Feet

Zoning

	AG
	C2
	M1
	M2
	MH
	R1
	R3
	RR

Both Maps

	Case # 2024-08-01
	Case # 2024-08-01 Notification Area

Land Use Type

	Agricultural and Open Space
	Rural Residential
	Suburban Residential
	Manufactured Home Community
	General Commercial
	Light Industrial
	Parks and Recreation

Exhibit 4 – Site Photos



Facing Northeast



Facing Northwest



Facing Southwest



Facing Southeast



Planning Commission Staff Report

Application Date: 08/26/2024
Date of Staff Report: 09/13/2024
Planning Commission Meeting: 10/01/2024

Staff Contact: Doug Diedrichsen, Principal Planner
Staff Recommendation: Approval

Case Number: 2024-08-03

Project Name: Text Amendment – Fall Clean Up 2024

Current Legal Description: N/a
Proposed Legal Description: N/a
Present Address: N/a

Entitlements Requested: Amendments to the Land Development Ordinance of the City of Minot

Owners: N/a

Representative: Brian Billingsley,
Community and Economic
Development Director, City of Minot

Present Zone(s): N/a

Present Use(s): N/a

Uses Allowed in Present Zone(s): N/a

Present Future Land Use Map Designation: N/a

Proposed Zone(s): N/a

Proposed Use(s): N/a

Uses Allowed in Proposed Zone(s): N/a

Proposed Future Land Use Map Designation: N/a

PROJECT DESCRIPTION:

Public hearing request by Brian Billingsley, Community and Economic Development Director for a text amendment to the Land Development Ordinance of the City of Minot. The proposed code changes pertain to the following sections: Table 4.1-8 Accessory Building Requirements pertaining to the limit to the number of accessory buildings and accessory building area, Section 3.1-4. B. 6. General Rules for Yard Setbacks Allowed

Projections regarding allowing egress windows to project into setbacks, Section 3.1-10. D. 3. Replacing language in the LDO regarding Ornamental Lighting, Chapter 6.2 – Parking Table text changes regarding minimum parking requirements for industrial zones and maximum parking requirements for the auto servicing sector, Section 6.1-2. F. 1. b. regarding a minor text correction and Section 12.2-2. A & B Application; Application Fee; Application Review Process regarding a minor text correction to reflect the new online application system functions and process.

The proposed changes are provided in **Exhibit 1**.

BACKGROUND INFORMATION:

The proposed text amendments are part of a “clean-up” ordinance that is performed, at a minimum, once annually.

The text amendments, including a brief explanation for each of the respective six (6) changes, may be found in **Exhibit 1**.

STAFF ANALYSIS:

Amendment to the Land Development Ordinance of the City of Minot Analysis:

Section 9.1-8 of the Land Development Ordinance of the City of Minot (LDO) provides the procedures for amending the LDO. Section 9.2 provides the noticing requirements for public hearings held by the Planning Commission. The applicant has submitted the necessary application documents required per Section 9.1-7 C. and noticing has been conducted as required per Section 9.2.

Section 9.1-8 I. requires the Planning Commission and City Council to find the following, as applicable:

1. The amendment must not adversely affect the public health, safety, or welfare.
2. The amendment is supported by a strategy, recommendation, or other concepts from the Comprehensive Plan.
3. The amendment is necessary because of changed social or economic conditions in the areas affected.
4. The amendment is necessary to improve the ordinance by introducing best practices or makes the ordinance easier to understand and use by the public.

Staff provides the following guidance:

Staff finds Section 9.1-8 I. 1. is applicable and satisfied, as the proposed changes aim to address concerns that have been brought to the attention of staff over time, providing paths forward for new uses and/or reducing requirements for redevelopment when certain site characteristics exist. The changes will not adversely affect the public health, safety, and/or welfare in each instance.

Section 9.1-8. I. 2. is not applicable. While the Comprehensive Plan generally speaks to zoning, the proposed changes do not specifically fulfill any of the objectives and simultaneously are not deterred by, or interfere with, the fulfillment of the Comprehensive Plan.

Section 9.1-8. I. 3. is applicable, and satisfied. The proposed changes make development and economic development easier for potential builders and developers within the zoning jurisdiction of the City of Minot.

Section 9.1-8. I. 4. is applicable and satisfied, as the proposed changes are an effort to ensure that known potential inhibitors to development are not replicated the subsequent building season. The proposed changes will make the code easier to understand and use by the public.

Comments:

1. There were no public comments at the time of writing this staff report.
2. The application was distributed to city departments and external public agencies within the City for review and no comments were received.

FINDINGS OF FACT:

The Minot Planning Commission should accept the following findings of facts:

- 1) The applicant has submitted a complete application.
- 2) Section 9.1-8 I. 1., 3., and 4. are applicable and satisfied as noted in the Staff Analysis section of staff's written report.
- 3) Section 9.1-8 I. 2. is not applicable.
- 4) The Minot Planning Commission has the authority to hear this case and recommend to the City Council that it be approved or denied. The public notice requirements were met, the hearing was legally noticed and posted and the hearing was held and conducted under the requirements of North Dakota Century Code and Minot City ordinances.

RECOMMENDATION:

Staff recommends the Planning Commission adopt staff findings of fact and recommend approval to City Council of the zoning text amendment as provided in Exhibit 1.

Exhibit 1

1. Table 4.1-8 Accessory Building Requirements pertaining to the limit to the number of accessory buildings and accessory building area

Table 4.1-8. Accessory Building Requirements																															
Accessory Building Use Restrictions	<u>R1 and R1S Districts</u> Accessory buildings shall be for private use of the site owner(s) only. Accessory buildings, including those collectively managed by a homeowner association, but must be maintained by the property owner(s), and cannot be rented.																														
Limit to Number of Accessory Buildings	<u>RR R1, R1S, R2, and R3C Districts</u> No more than two five (2) (5) accessory buildings are allowed per lot <u>RR-District</u> No more than three (3) accessory buildings are allowed per lot <u>RM and RH Districts</u> No limit to the number of accessory buildings per lot																														
Accessory Building Area	<u>All Residential Districts</u> The total area for accessory buildings shall not exceed 5% of total lot area or the area of the footprint of house, whichever is greater. <table border="1"> <thead> <tr> <th>Lot Size (Acres)</th><th>Allowable Lot Coverage</th></tr> </thead> <tbody> <tr><td>0-0.1</td><td>50%</td></tr> <tr><td>0.1-0.2</td><td>40%</td></tr> <tr><td>0.2-0.3</td><td>30%</td></tr> <tr><td>0.3-0.4</td><td>26%</td></tr> <tr><td>0.4-0.5</td><td>24%</td></tr> <tr><td>0.5-0.6</td><td>22%</td></tr> <tr><td>0.6-0.7</td><td>20%</td></tr> <tr><td>0.7-0.8</td><td>18%</td></tr> <tr><td>0.8-0.9</td><td>16%</td></tr> <tr><td>0.9-1.0</td><td>14%</td></tr> <tr><td>1.0-1.1</td><td>13%</td></tr> <tr><td>1.1-1.2</td><td>12%</td></tr> <tr><td>1.2-1.3</td><td>11%</td></tr> <tr><td>1.3+</td><td>10%</td></tr> </tbody> </table> <u>R3C, and RM and RH Districts</u> All Multifamily dwellings (5+ units) accessory structures fall under the specific districts lot coverage and not this table. Accessory buildings for the above computation shall include temporary real estate offices as part of new development and managed community buildings associated with homeowner associations.	Lot Size (Acres)	Allowable Lot Coverage	0-0.1	50%	0.1-0.2	40%	0.2-0.3	30%	0.3-0.4	26%	0.4-0.5	24%	0.5-0.6	22%	0.6-0.7	20%	0.7-0.8	18%	0.8-0.9	16%	0.9-1.0	14%	1.0-1.1	13%	1.1-1.2	12%	1.2-1.3	11%	1.3+	10%
Lot Size (Acres)	Allowable Lot Coverage																														
0-0.1	50%																														
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1.1-1.2	12%																														
1.2-1.3	11%																														
1.3+	10%																														
Accessory Building Setbacks	For buildings 600 square feet and larger, the accessory building must meet yard setback requirements for the applicable zoning district. Accessory buildings under 600 square feet must be a minimum three feet (3') from side and rear property lines.																														

Table 4.1-8. Accessory Building Requirements

	All accessory buildings must be a minimum six feet (6') from other buildings on the lot. The setback for all accessory buildings may not be less than the front setback for the primary structure. Garage setback: Minimum eighteen feet (18') from any lot line to walls which include vehicle door(s), in any case the strictest setback requirement shall still apply. No accessory building shall be located in the required front yard setback.
Accessory Building Height Limit	16 feet (sidewall height)
Accessory Building Eaves	May not extend within two feet (2') of any property line or building.
Accessory Building Design Requirement	Accessory buildings in all single-family and multifamily residential districts shall be constructed with a complementary design to the principal dwelling(s) (i.e., similar wall materials and colors).

2. Section 3.1-4. B. 6. General Rules for Yard Setbacks Allowed Projections regarding allowing egress windows to project into setbacks

B. Allowed Projections

1. Eaves may extend into a minimum required side yard setback up to three feet (3') and into the minimum required front or minimum required rear yard to the extent of five feet (5'). Other projections such as oriel windows, sills, cornices, and other decorative works may not project beyond the point to which eaves may be projected. These limitations are applicable notwithstanding anything to the contrary in the Building Code of the Code of Ordinance.
2. An attached unroofed improvement above finished grade such as a porch, landing, or stairs and associated railings may project beyond the eaves as long as the projection into a minimum required side yard setback does not exceed five feet (5') or up to two and one-half feet (2 ½') from the nearest side lot line, whichever is less, and as long as the projection into the minimum required front yard setback or minimum required rear yard setback does not exceed ten feet (10'). The projections allowed Section 3.1-4(B)(2) are not permitted with development on a lot platted after the adoption date of this ordinance April 5, 2021.
3. An awning may project into a minimum required yard two-thirds (2/3) of the height of the window it protects or up to two and one-half feet (2 ½') from the nearest lot line, whichever is less. Awnings may cover the entirety of any attached unroofed improvement above finished grade (such as a porch, landing, or stairs and

associated railings) and any attached deck.

4. Swimming pools shall be subject to the same location and setback requirements as accessory buildings.
5. Lamp posts with a maximum height of ten feet (10'), and flag poles up to maximum height allowed in the base district may be located within required yards or platted building setback, provided they are set back at least five feet (5') from the property line. The spread of a flag, when fully extended, shall not extend onto public right-of-way.
6. Landings and accessible ramps are permitted to project into the front setback up to zero feet (0'). **Egress Windows are allowed to project into the front, side, and rear yard up to zero feet (0').** The landing and accessible ramp must be the minimum size and minimum projection into the setback necessary to provide accommodation. This provision is applicable subject to compliance with the Building Code of the Code of Ordinance and Section 3.1-11, related to Visibility Triangle.

3. Section 3.1-10. D. 3. Replacing language in the LDO regarding Ornamental Lighting

Delete Section 3.1-10.D.3 of the Land Development Ordinance (LDO) and replace with the following:

~~Ornamental or thematic lighting in the Minot downtown area, planned unit developments, partnering project as with Minot Park District, and other special projects, provided that such lights do not exceed sixteen feet (16') in height. Ornamental lights in excess of sixteen feet (16') high may be approved for specific design purposes by the Community Development Director.~~

~~Ornamental lighting that interferes with local aviation operations is not permitted and must be removed. The Minot International Airport Director will provide direction to citizens and staff regarding whether or not ornamental lighting will interfere with local aviation operations.~~

4. Chapter 6.2 – Parking Table text changes regarding minimum parking requirements for industrial zones and maximum parking requirements for the auto servicing sector

Commercial Uses			
Use Category	Example Use Types	Minimum Requirement	Maximum Requirement
Adult Entertainment Center	Adult Bookstore, Adult Cinema, or Adult Entertainment	5 spaces per 1,000 SF	6 spaces per 1,000 SF

	Facility		
Commercial Recreation	Commercial Recreation Indoor - Multipurpose recreational facility or tennis/racquet club	1 space per 1,000 SF	3 spaces per 1,000 SF
	Commercial Recreation Indoor - Fitness club	3 spaces per 1,000 SF	5 spaces per 1,000 SF
	Commercial Recreation Indoor - Bowling Alley	3 spaces per alley, plus additional parking calculated separately for restaurants and other related uses	5 spaces per alley, plus additional parking calculated separately for restaurants and other related uses
	Commercial Recreation Outdoor	Per site plan	
Food and Drink	Brew Pub, Cocktail Lounge, Bar, Winery	0.5 spaces per seat or 12 spaces per 1,000 SF, whichever requires the least spaces.	1 space per seat or 16 spaces per 1,000 SF, whichever requires the least spaces.
	Restaurant (Dine-in Only)	0.5 spaces per seat or 12 spaces per 1,000 SF, whichever requires the least spaces.	1 space per seat or 16 spaces per 1,000 SF, whichever requires the least spaces.
	Restaurant (Drive-thru)	0.5 spaces per seat or 13 spaces per 1,000 SF, whichever requires the least spaces.	1 space per 0.75 seat or 16 spaces per 1,000 SF, whichever requires the least spaces.
Motor Vehicle Uses	Auto Repair	2 spaces per 1,000 SF	3 spaces per 1,000 SF No Maximum
	Auto Maintenance; Oil Change Facility	2 spaces per service bay	3 spaces per service bay No Maximum
	Car Wash	2 stacking spaces per service bay	3 stacking spaces per service bay
	Convenience Store/Fuel Station	5 spaces per 1,000 SF	7 spaces per 1,000 SF
	Motor Vehicle Sales (Cars, Boats, RVs, Motorcycles, etc.)	2 spaces per 1,000 SF	5 spaces per 1,000 SF

Industrial Uses			
Use Category	Example Use Types	Minimum Requirement	Maximum Requirement
General Industry	Construction Yards	NA	NA
	Manufacturing, fabrication, processing, assembly, and packaging facilities	0.75 spaces per employee per peak shift	1 space per employee
	Research Park	0.75 spaces per employee per peak shift	1 space per employee
	Sales or service of industrial, agricultural, and construction equipment and semi-trucks	1 space per 1,000 SF of retail area, plus 0.75 spaces per employee per peak shift	2 spaces per 1,000 SF, plus 0.75 spaces per employee per peak shift
Heavy Industry	Construction Batch Plant (Permanent)	0.75 spaces per employee per peak shift	1 space per employee per peak shift
	Construction Batch Plant (Temporary)	0.75 spaces per employee per peak shift	1 space per employee per peak shift
	Grain Elevators	0.75 spaces per employee per peak shift	1 space per employee per peak shift
	Manufacture or storage of fertilizer, petroleum, and similar hazardous materials and	0.75 spaces per employee per peak shift	1 space per employee per peak shift
	Mining or extraction of oil, mineral, or aggregate resources	NA	
	Stockpiling of Aggregate or Dirt Fill Not Associated with Active Development Project	NA	
Warehousing and Freight	Cargo Container Yards	0.75 spaces per employee per peak shift	1 space per employee
	Commercial Self Storage	Drive aisles between and around storage buildings must be 30 feet to accommodate through traffic and parking outside individual storage units plus parking figured separately for office and/or on-site security personnel residences, etc. residences, etc.	No Maximum

Industrial Uses Continued			
Use Category	Use Category	Use Category	Use Category
Warehousing and Freight	Warehousing (Enclosed)	0.75 spaces per employee per peak shift	1 space per employee per peak shift
	Warehousing (Open)	0.75 spaces per employee per peak shift	1 space per employee per peak shift
	Railroad Terminals and Truck Terminals	0.75 spaces per employee per peak shift	1 space per employee per peak shift
Waste-Related Uses	Salvage Yards	0.75 spaces per employee per peak shift	1 space per employee per peak shift
	Landfill	0.75 spaces per employee per peak shift	1 space per employee per peak shift
	Recycling Collection and Processing	0.75 spaces per employee per peak shift	1 space per employee per peak shift
	Sewer or Flood Protection Pumps	NA	
	Sewage Treatment Plant/Lagoons	0.75 spaces per employee per peak shift	1 space per employee per peak shift

Industrial Uses			
Use Category	Example Use Type	Minimum Requirement	Maximum Requirement
Any Industrial use found in Table 2.2		No Minimum	No Maximum

5. Section 6.1-2. F. 1. b. regarding a minor text correction

F. Alternative Parking Strategies and Reductions

1. Shared Parking

- a. Parking spaces required by this section may be shared by two or more buildings or uses if it reasonably appears that ordinarily the patrons of one building or use will not use the spaces at the same time as the patrons of the other buildings or uses involved in the sharing agreement. For example, a retail store sharing parking spaces with a church, theater, or an event center sharing parking spaces with a bank.

- b. Shared parking allowed by this section shall not be separated from the uses or buildings ~~by any public street or where such that~~ it is unreasonable to expect people to park in those areas due to distance or traffic and shall not exceed a distance of three hundred feet (300') from the entrance to the building or use served by the parking lot or structure.
- c. This alternative parking strategy requires that all participating parties must enter into a written agreement providing for the sharing of parking spaces as herein provided for a period of time co-extensive with the projected lifetime of the building or uses sharing the parking. The written agreement shall be recorded in the office of the Ward County Recorder before a certificate of occupancy is issued.

6. Section 12.2-2. A & B Application; Application Fee; Application Review Process regarding a minor text correction to reflect the new online application system functions and process.

Section 12-2.2. Application; Application Fee; Application Review Process

- A. An ~~written~~ application for approval of a storm water management plan shall be ~~filed with~~ submitted to the City Engineer.
- B. One ~~set of legible printed copies and one~~ digital copy (pdf) of the drawings, report and any additional required information shall be submitted. Plans shall be prepared to a scale appropriate to the site of the project and suitable for performing the review.
- C. The application shall be accompanied by a processing and approval fee. In the case of complex applications or regional storm water facilities, which require additional staff review time, a secondary fee schedule will be used. Fees under this subsection shall be established by resolution of the City Council.
- D. The City Engineer shall approve, approve with conditions, or deny the application for approval of the storm water management plan. Any approval, approval with conditions, or denial of the storm water management plan shall be in writing.
- E. In passing judgment on a proposed storm water management plan, the City Engineer shall consider the fidelity of the plan to the principles and procedures set forth in Section 12.2-2.



Planning Commission Staff Report

Application Date: 08/26/2024
Date of Staff Report: 09/13/2024
Planning Commission Meeting: 10/01/2024

Staff Contact: Doug Diedrichsen, Principal Planner
Staff Recommendation: Approval

Case Number: 2024-08-03

Project Name: Comprehensive Plan Future Land
Use Map Amendment – Fall 2024

Current Legal Description: N/a
Proposed Legal Description: N/a
Present Address: N/a

Entitlements Requested: Amendments to the
Comprehensive Plan, Future Land Use Map of the
City of Minot

Owners: N/a

Representative: Brian Billingsley,
Community and Economic
Development Director, City of Minot

Present Zone(s): See Exhibits 1, 2 & 3

Present Use(s): N/a

Uses Allowed in Present Zone(s): N/a

Present Future Land Use Map Designation: See
Exhibits 1, 2 & 3

Proposed Zone(s): N/a

Proposed Use(s): N/a

Uses Allowed in Proposed Zone(s): N/a

Proposed Future Land Use Map Designation: See
Exhibit 4

PROJECT DESCRIPTION:

Public hearing request by Brian Billingsley, Community and Economic Development Director for map amendments to the Comprehensive Plan Future Land Use Map of the City of Minot. The properties to be reassessed for future land use designations are the industrial properties located north of Highway 2 E between 55th St. SE and 86th St. SE, commercial properties south of Highway 2 & 52 Bypass E. between 29th Ave SE and

13th St. SE and various properties along the Souris River that were never given a Future Land Use Map designation.

The proposed changes are provided by parcel with corresponding legal descriptions in **Exhibit 4**.

BACKGROUND INFORMATION:

The proposed Future Land Use designation changes are part of an amendment to clean up properties that were missed during the comprehensive planning process and to make changes as reflecting the Planning Commission and City Councils direction on changes of economic development potential in specific areas of the city.

The amendments, including a geographic area for each of the respective three (3) changes, may be found in **Exhibit 1, 2 and 3**.

STAFF ANALYSIS:

Amendment to the Comprehensive Plan of the City of Minot Analysis:

Chapter 10. Implementation of the 2040 Comprehensive Plan of the City of Minot (LDO) provides the following guidance for making amendments to the Comprehensive Plan: The Plan can be amended if new development opportunities arise that were not foreseen in the Plan or if there is a significant shift in public sentiment. If, for example, a property needs to be rezoned but the rezoning is inconsistent with the future land use map, the City can revise the Plan following a review process involving staff review, Planning Commission review, and a final decision made by the City Council. If conditions in the City change significantly or major revisions are needed, the Plan should be updated in its entirety. Staff may wish to perform a “soft update” in 5-10 years to ensure the Plan remains on track. This could assess progress toward implementation and allow for minor revisions to the Future Land Use Map, if needed, but would not involve the same level of undertaking as a full-scale update.

Staff provides the following guidance:

Staff finds that the requested changes north of the Highway 2 corridor are pertaining to “new development opportunities that were not foreseen in the Plan” and “a significant shift in public sentiment”. New development opportunities that are focused industrial uses have been and continue to be the primary land use development opportunities in this area.

Staff finds that the requested changes in the commercial areas south of the Highway 2 & 52 bypass and the river adjacent properties are errors in the Future Land Use Map as it was initially constructed and do not reflect the broader goals of the Comprehensive plan regarding development adjacent to major arterial roads or reflect omissions of properties that were not given designations.

Comments:

1. There were no public comments at the time of writing this staff report.
2. The application was distributed to city departments and external public agencies within the City for review and no comments were received.

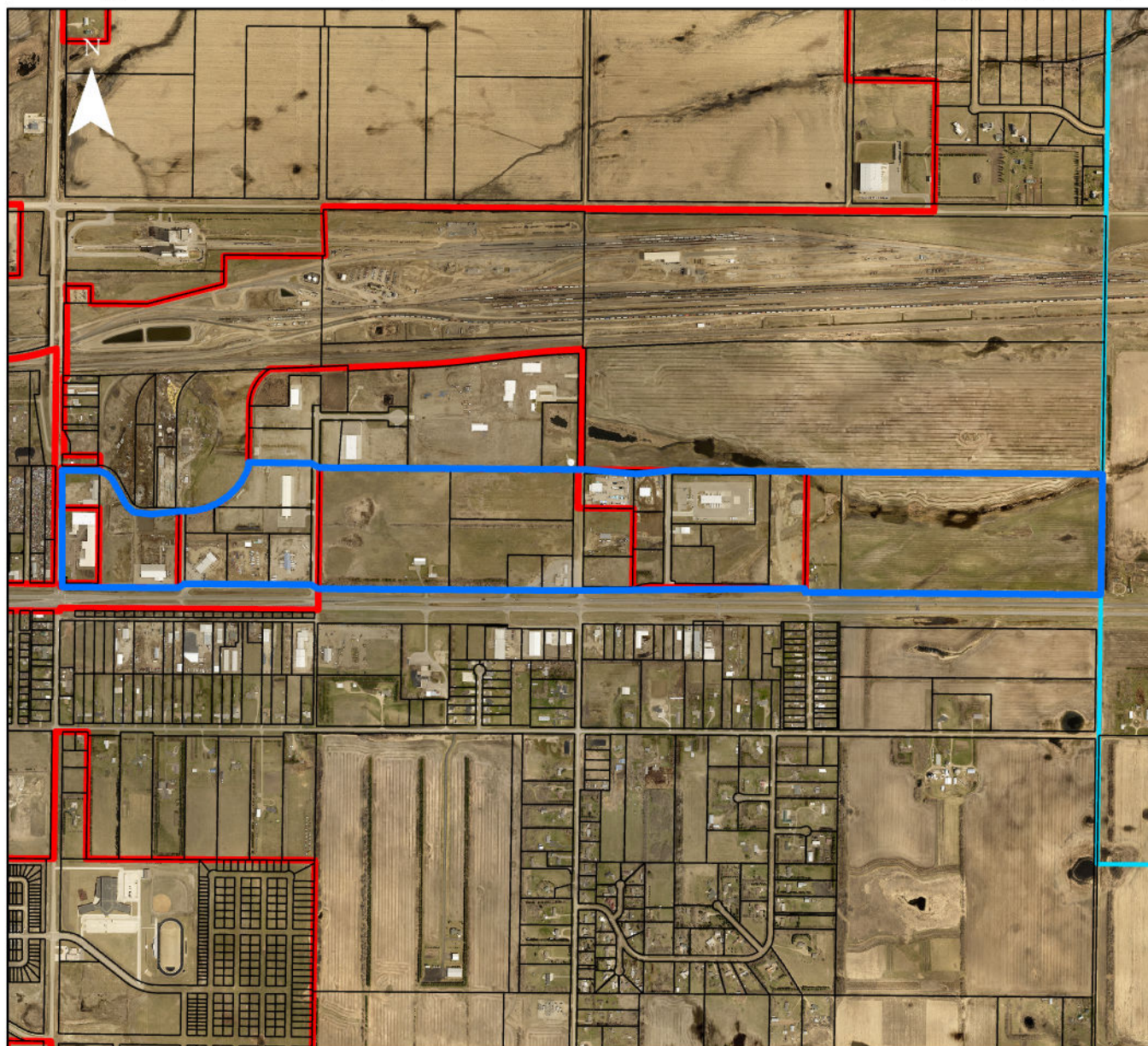
FINDINGS OF FACT:

The Minot Planning Commission should accept the following findings of facts:

- 1) The applicant has submitted a complete application.
- 2) Staff has reviewed the proposed changes and recommend approval based on current economic conditions or to correct errors in the map.
- 3) The Minot Planning Commission has the authority to hear this case and recommend to the City Council that it be approved or denied. The public notice requirements were met, the hearing was legally noticed and posted and the hearing was held and conducted under the requirements of North Dakota Century Code and Minot City ordinances.

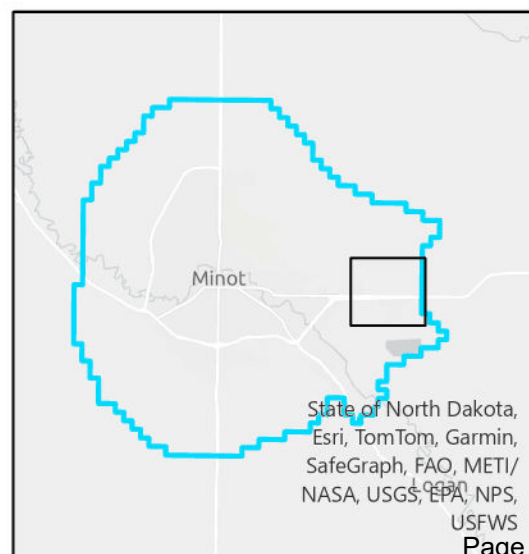
RECOMMENDATION:

Staff recommends the Planning Commission adopt staff findings of fact and recommend approval to City Council of the Future Land Use Map amendments as provided in Exhibit 1 through 4.



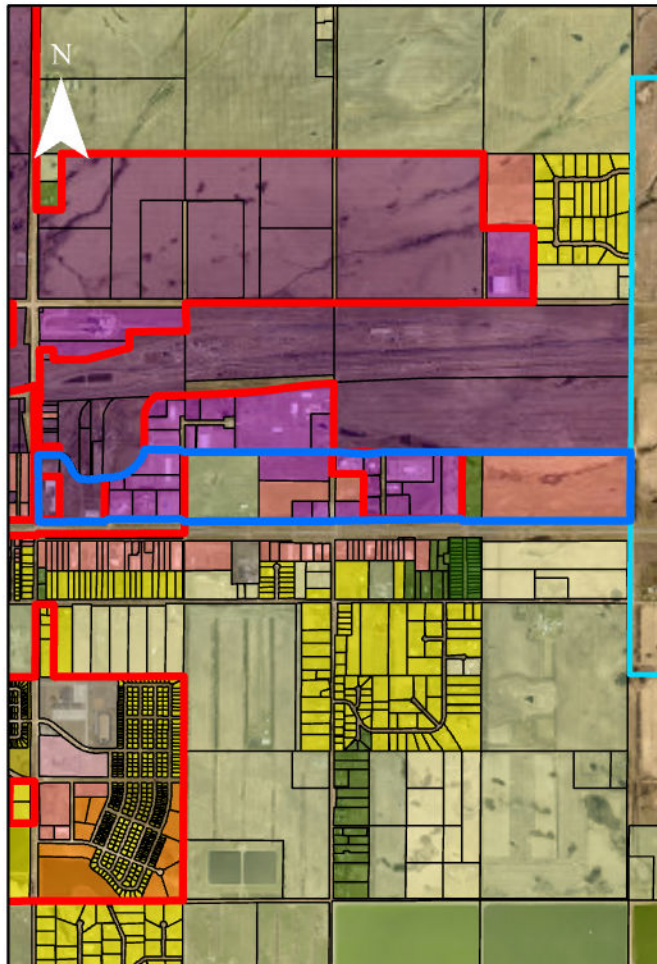
0 1,000 2,000 4,000 Feet

- Two Mile Boundary
- City Limits
- Case # 2024-08-04
Industrial HWY 2

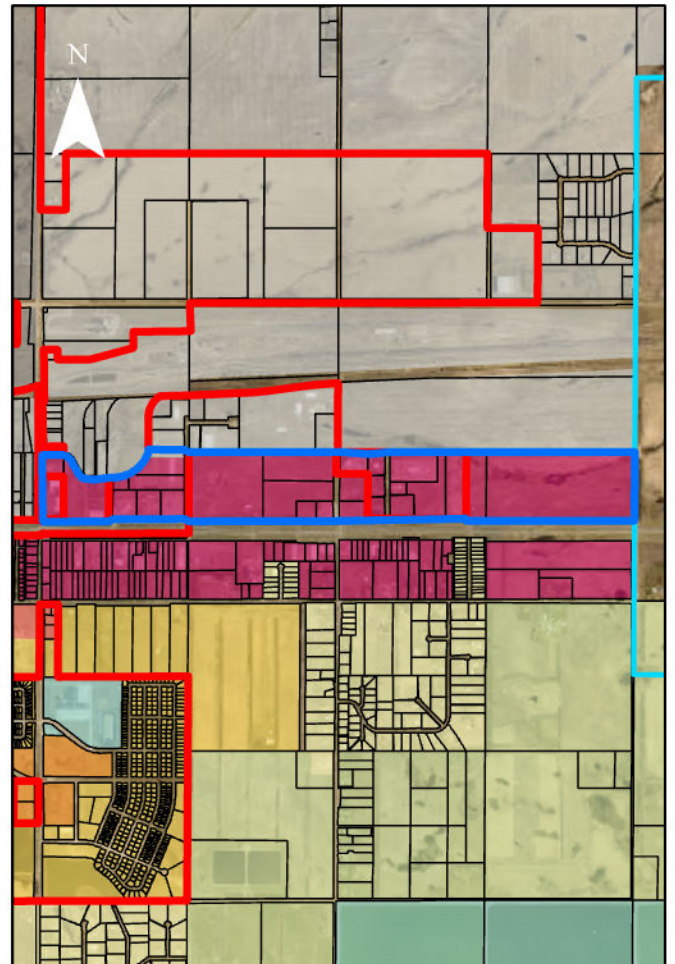


State of North Dakota,
Esri, TomTom, Garmin,
SafeGraph, FAO, METI/
NASA, USGS, EPA, NPS,
USFWS

ZONING



FUTURE LAND USE



0 1,500 3,000 6,000 Feet



Zoning

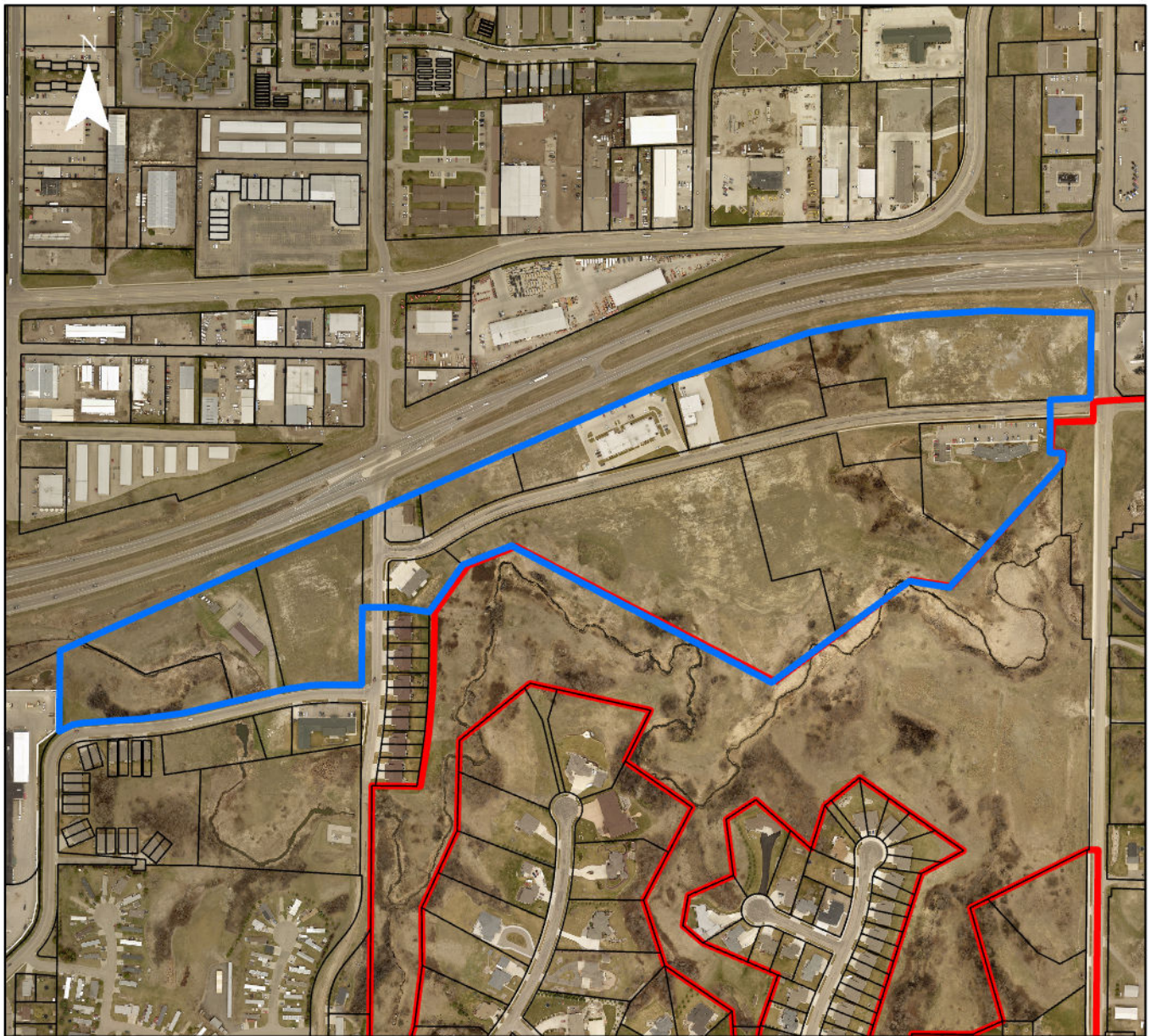
	AG
	C1
	C2
	M1
	M2
	MH
	P
	R1
	R2
	R3
	RR

Both Maps

Case # 2024-08-04
Industrial HWY 2

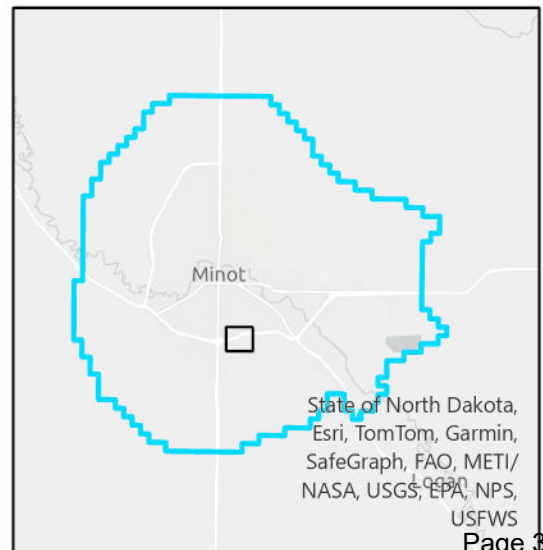
Land Use Type

	Light Industrial
	Agricultural and Open Space
	Rural Residential
	Suburban Residential
	Urban Residential
	Neighborhood Commercial
	Gateway Commercial
	Light Industrial
	Heavy Industrial
	Public Institutional

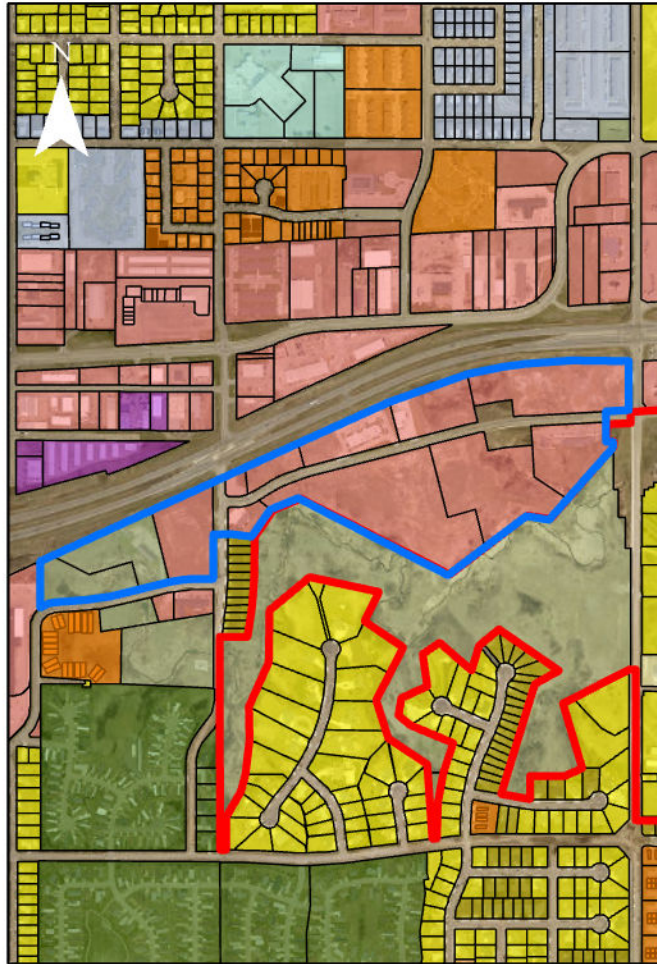


0 400 800 1,600 Feet

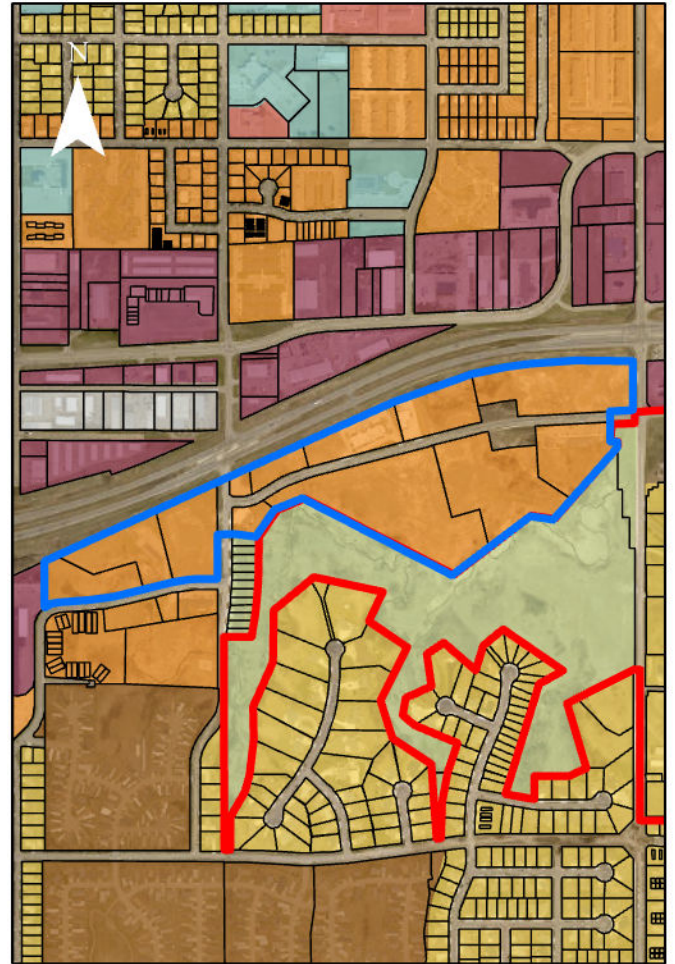
- Two Mile Boundary
- City Limits
- Case # 2024-08-04 HWY 2 & 52 Commercial



ZONING



FUTURE LAND USE



Zoning

	AG
	C2
	M1
	MH
	O
	P
	R1
	R2
	R3
	R3B
	R3C
	R4
	RR

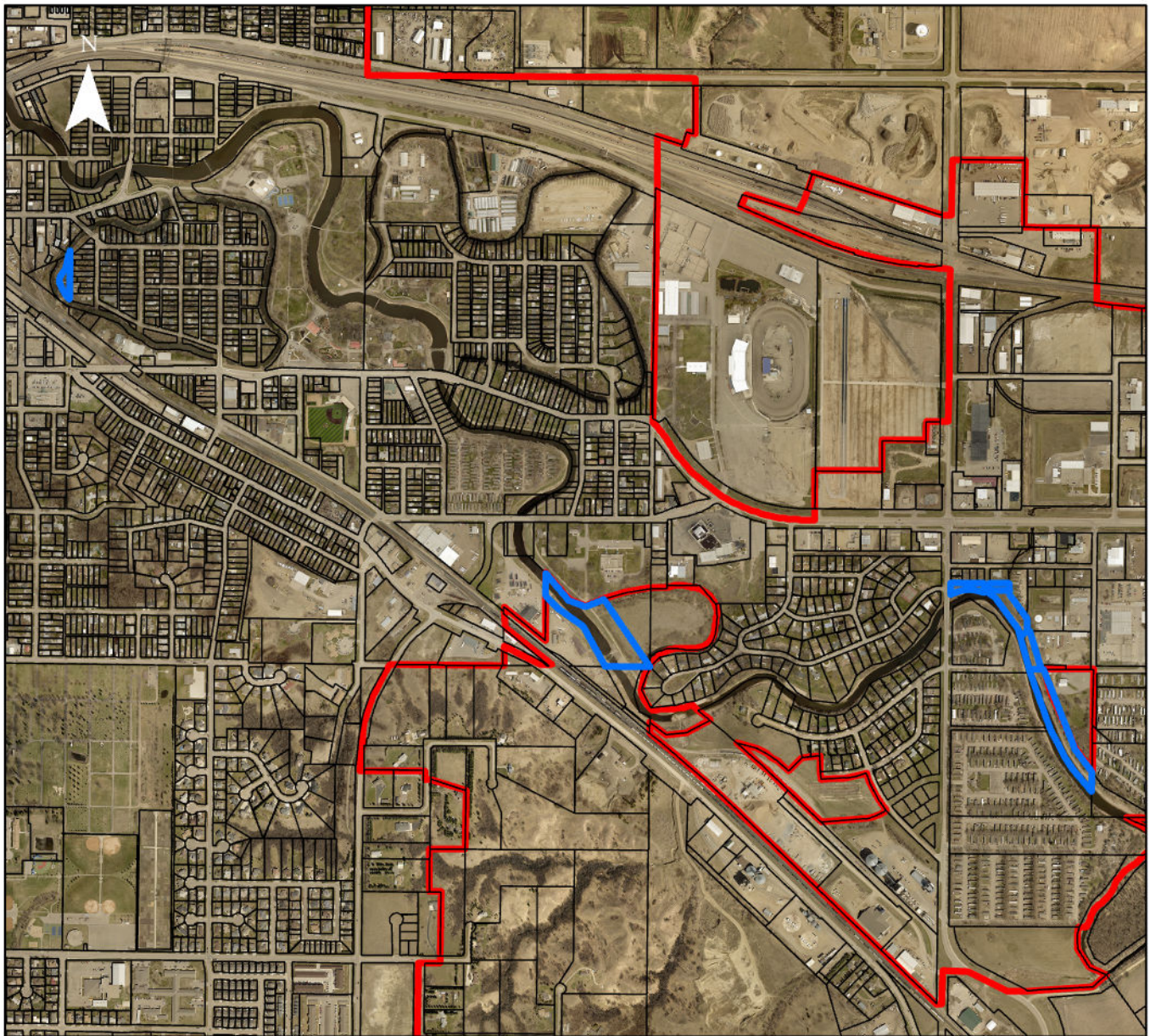
0 500 1,000 2,000 Feet

Both Maps

Case # 2024-08-04
 HWY 2 & 52
 Commercial

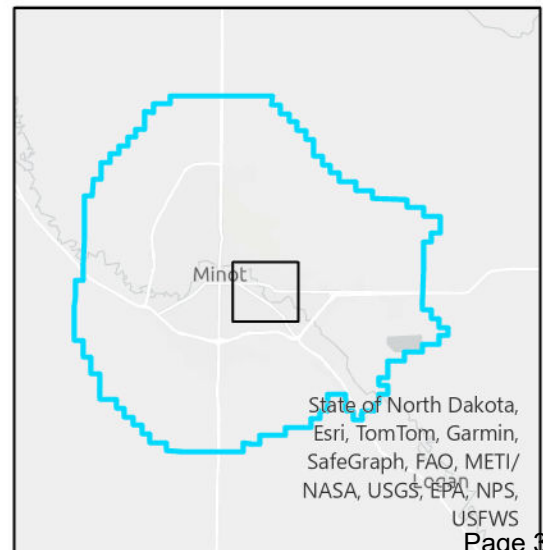
Land Use Type

	Public Institutional
	Suburban Residential
	General Commercial
	Neighborhood Commercial
	Urban Residential
	Light Industrial
	Agricultural and Open Space
	Suburban Residential
	Urban Residential
	Manufactured Home Community
	General Commercial

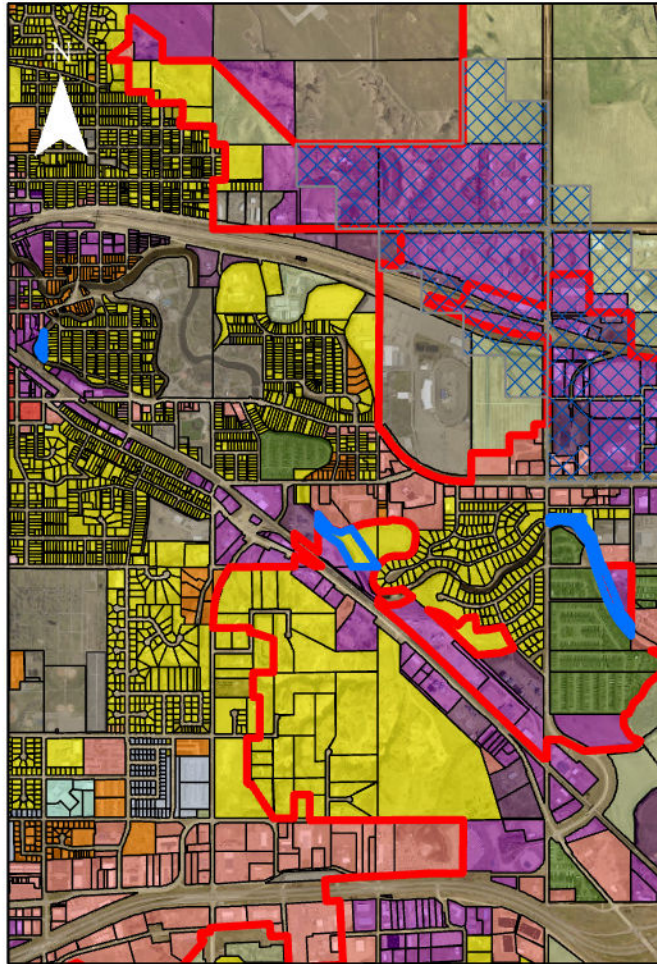


0 500 1,000 2,000 Feet

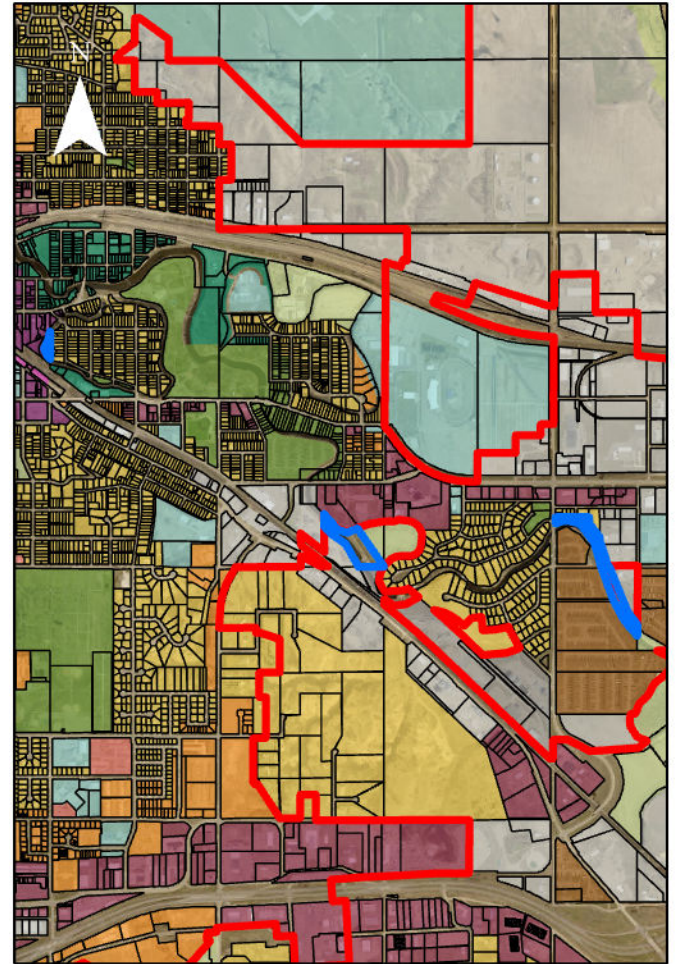
-  Two Mile Boundary
-  City Limits
-  Case # 2024-08-04 River Properties



ZONING



FUTURE LAND USE



0 1,410,820 5,640 Feet

Land Use Type

Zoning



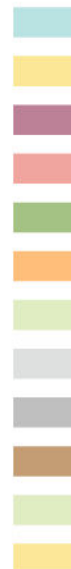
AG
C1
C2
CBD
M1
M2
MH
O
P



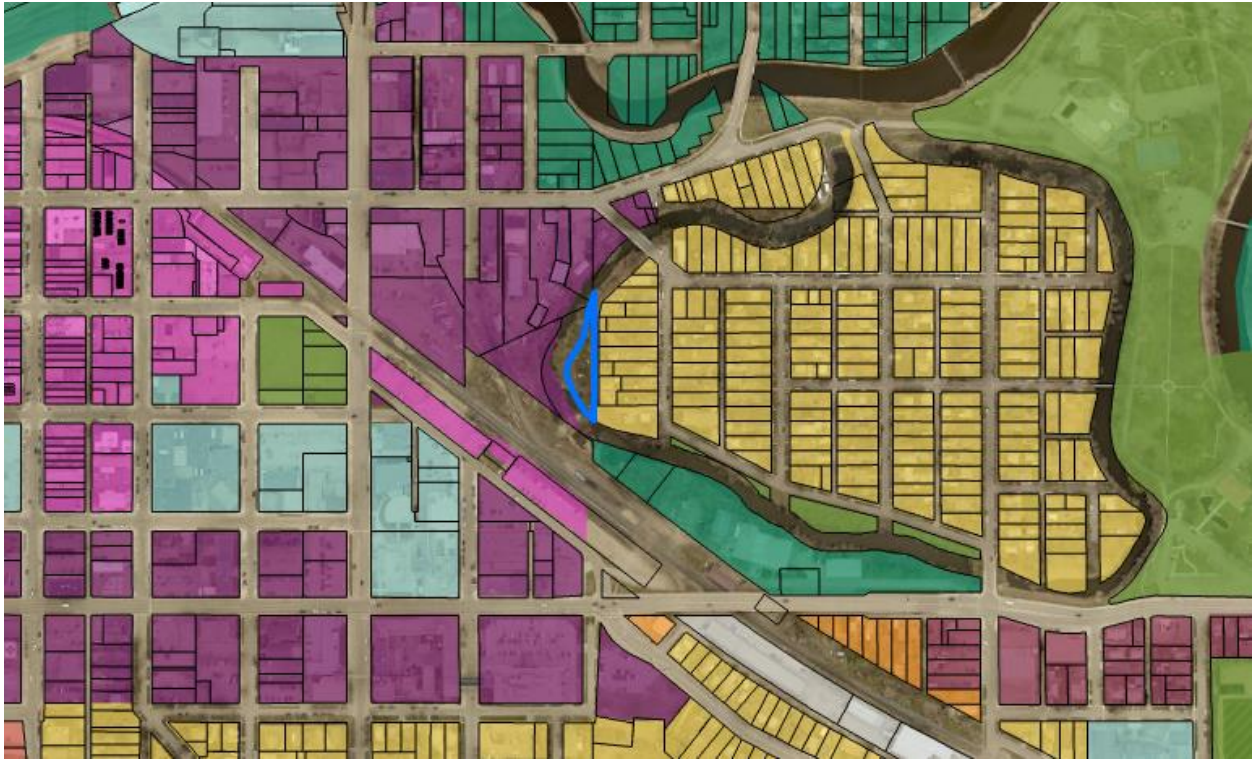
R1
R2
R2B
R3
R3B
RM
R3C
R4
RR

Both Maps

Case # 2024-08-04
River Properties



Public Institutional
Suburban Residential
General Commercial
Neighborhood Commercial
Parks And Recreation
Urban Residential
Ag And Open Space
Light Industrial
Heavy Industrial
Manufactured Home Community
Agricultural and Open Space
Suburban Residential



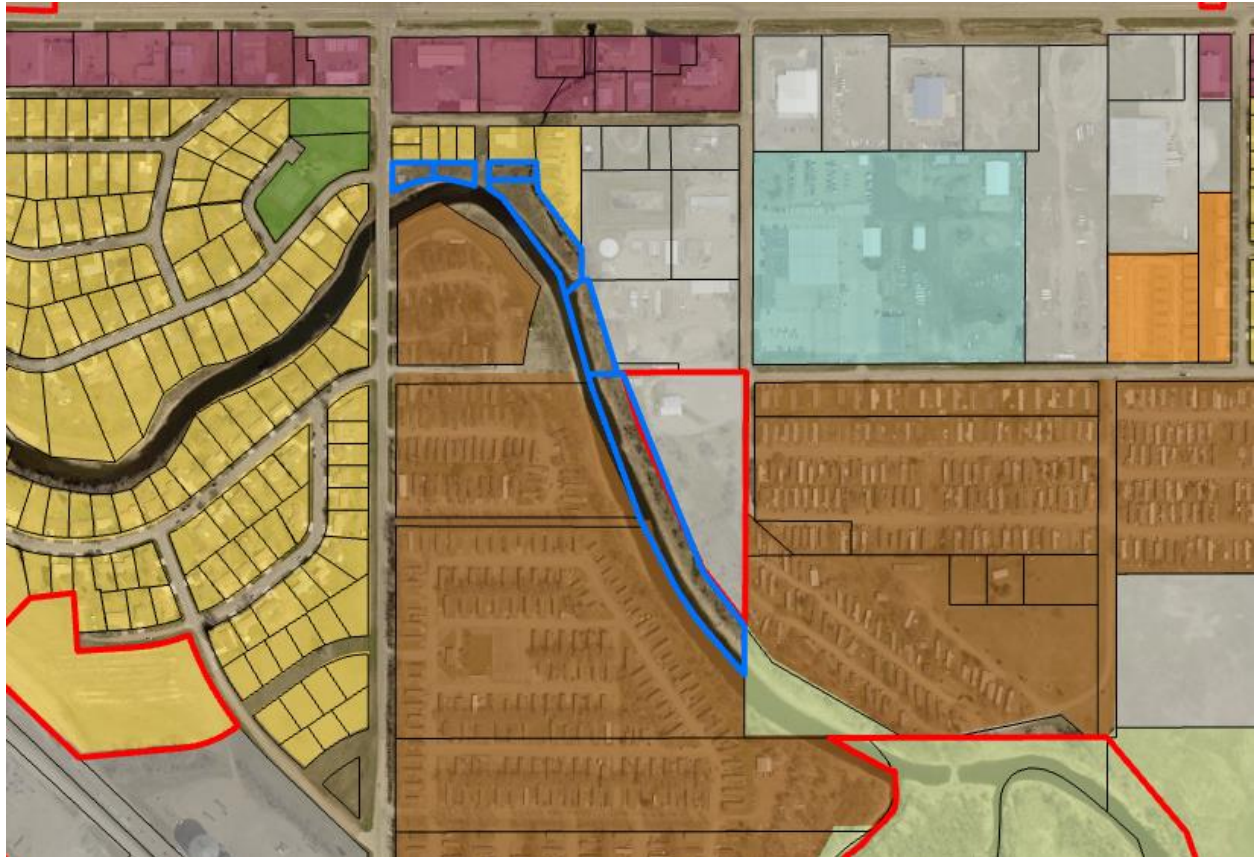


Exhibit 4 – Parcel List

River Properties

MI24.288.153.0180
118 5TH ST SE
LANTTO, ANITA L & PEDERSON, RICHARD C
OUTLOTS SEC 24 155 83 SE1/4NW1/4 OUTLOT 18
Zoning "R1"
Proposed FLU Designation: Suburban Residential

NE19.099.000.0320
Address Unassigned
WARD COUNTY
OLT 32 OF SESW S19-155-82 NEDROSE-S1 A 5.46
Zoning "R1"
Proposed FLU Designation: Ag & Open Space

MI20.096.010.0010
909 27TH ST SE
CITY OF MINOT
OUTLOT 12 SEC 20 155 82 ERDMAN'S S/D LOT 1
Zoning "R1"
Proposed FLU Designation: Suburban Residential

MI20.096.010.0070
Address Unassigned
WARD COUNTY WATER MGT DIST
OUTLOT 12 SEC 20 155 82 ERDMAN'S S/D LOT 7 BLOCK 1
Zoning "R1"
Proposed FLU Designation: Suburban Residential

MI20.096.020.0030
Address Unassigned
ERDMAN, WILLARD A
ERDMAN'S S/D OUTLOT 12 SEC 20-155-82 LOT 3 BLOCK 2
Zoning "R1"
Proposed FLU Designation: Suburban Residential

MI20.096.020.0040
Address Unassigned
ERDMAN, WILLARD A
ERDMAN'S S/D OUTLOT 12 SEC 20-155-82 LOTS 4 & 5
BLOCK 2
Zoning "R1"
Proposed FLU Designation: Suburban Residential

MI20.288.252.0131
Address Unassigned
WARD COUNTY WATER MGMT DIST
OUTLOTS SEC 20 155 82 LOT A OF OUTLOT 13
SW1/4SW1/4
Zoning "R1"
Proposed FLU Designation: Ag & Open Space

MI29.288.153.0061
Address Unassigned
WARD COUNTY WATER MANAGEMENT DISTRICT
OUTLOTS-SEC 29-155-82 NWNW LOT A OF OLT 6
Zoning "M1"
Proposed FLU Designation: Ag & Open Space

HWY 2 & 52 Commercial

MI36.D21.020.0000
Address Unassigned
MEADOWLARK HOLDINGS, LLC
LIVINGSTON'S 7TH ADDITION BLOCK 2
Zoning "C2"
Proposed FLU Designation: General Commercial

MI36.D21.010.0000
905 21ST AVE SE
LKM BISMARCK, LLC
LIVINGSTON'S 7TH ADDITION BLOCK 1
Zoning "C2"
Proposed FLU Designation: General Commercial

MI36.C17.000.0020
801 21ST AVE SE
26th STREET PROPERTIES, LLC
LIVINGSTON'S 6th ADDITION LOT 2
Zoning "C2"
Proposed FLU Designation: General Commercial

MI36.F27.000.0030
701 21ST AVE SE
MSM HOLDINGS, LLC
LIVINGSTON'S 8TH ADDITION LOT 2 & 3
Zoning "C2"
Proposed FLU Designation: General Commercial

MI36.F27.000.0010
2201 6TH ST SE
WARD COUNTY FARM BUREAU
LIVINGSTON'S 8TH ADDITION LOT 1
Zoning "C2"
Proposed FLU Designation: General Commercial

MI36.D21.050.0000
2501 6TH ST SE
SUNRISE INVESTMENTS, LLC
LIVINGSTON'S 7TH ADDITION BLOCK 5
Zoning "C2"
Proposed FLU Designation: General Commercial

MI36.F61.000.0010
Address Unassigned
MEADOWLARK HOLDINGS, LLC
LIVINGSTON'S 9TH ADDITION LOT 1
Zoning "C2"
Proposed FLU Designation: General Commercial

MI36.F61.000.0020
900 21ST AVE SE
EXCHANGERIGHT NET-LEASED PORTFOLIO 54 DST
LIVINGSTON'S 9TH ADDITION LOT 2
Zoning "C2"
Proposed FLU Designation: General Commercial

MI36.D21.030.0000
1250 21ST AVE SE
TRINITY HEALTH
LIVINGSTON'S 7TH ADDITION BLOCK 3
Zoning "C2"
Proposed FLU Designation: General Commercial

MI36.917.030.0000
Address Unassigned
COUGHLIN, JOHN
INTERCHANGE 11TH ADDITION ALL OF BLOCK 3
Zoning "C2"
Proposed FLU Designation: General Commercial

MI36.917.020.0000
415 28TH AVE SE
CROSS ROADS BAPTIST CHURCH
INTERCHANGE 11TH ADDITION ALL OF BLOCK 2
Zoning "Ag"
Proposed FLU Designation: General Commercial

MI36.917.010.0000
Address Unassigned
MENARD, INC
INTERCHANGE 11TH ADDITION ALL OF BLOCK 1
Zoning "Ag"
Proposed FLU Designation: General Commercial

HWY 2 Industrial

NE23.005.U02.0000
Address Unassigned
ZABLOTNEY, LEANN J LIVING TRUST
N2SE S23-155-82 NEDROSEA 80
Zoning "C2"
Proposed FLU Designation: Light Industrial

NE23.099.000.0090
7949 HWY 2 E
KURTYKA, HENRY W & JAMES M #
OLT 9 OF N2SW S23-155-82 NEDROSE-S4 A 10.00
Zoning "MH"
Proposed FLU Designation: Light Industrial

MI23.288.253.0100
Address Unassigned
ROADBUILDER INVESTMENTS, LLC
OUTLOTS SEC 23-155-82 OUTLOT 10 OF NESW
Zoning "M1"
Proposed FLU Designation: Light Industrial

MI23.E59.020.0040
7515 E HWY 2
1492 INC
MINOT PRAIRIE INDUSTRIAL PARK 2ND ADDITION LOT 4
BLOCK 2
Zoning "M1"
Proposed FLU Designation: Light Industrial

MI23.E59.020.0030
425 74TH ST SE
KW MINOT, LLC
MINOT PRAIRIE INDUSTRIAL PARK 2ND ADDITION LOT 3
BLOCK 2
Zoning "M1"
Proposed FLU Designation: Light Industrial

MI23.E59.020.0020
515 74TH ST SE
MINOT 405, LLC
MINOT PRAIRIE INDUSTRIAL PARK 2ND ADDITION LOT 2
BLOCK 2
Zoning "M1"
Proposed FLU Designation: Light Industrial

MI23.E59.020.0010
Address Unassigned
1492 INC
MINOT PRAIRIE INDUSTRIAL PARK 2ND ADDITION LOT 1
BLOCK 2
Zoning "M1"
Proposed FLU Designation: Light Industrial

MI23.C54.010.0010
410 74TH ST SE
JRJ LAND HOLDINGS, LLC
MINOT PRAIRIE INDUSTRIAL PARK LOT 1 BLOCK 1
Zoning "M1"
Proposed FLU Designation: Light Industrial

MI23.288.252.0013
407 72ND ST SE
MINOT 405 LLC
OUTLOTS SEC 23-155-82 OUTLOT 1 SUBLOT C NWSW
Zoning "M1"
Proposed FLU Designation: Light Industrial

MI23.C54.010.0020
510 74TH ST SE
JRJ LAND HOLDINGS, LLC
MINOT PRAIRIE INDUSTRIAL PARK LOT 2 BLOCK 1
Zoning "M1"
Proposed FLU Designation: Light Industrial

MI23.E59.010.0010
7325 HWY 2 E
MINOT 405, LLC
MINOT PRAIRIE INDUSTRIAL PARK 2ND ADDITION LOT 1
BLOCK 1
Zoning "M1"
Proposed FLU Designation: Light Industrial

NE23.099.000.0012
811 72ND ST SE
BICKLER, STEVEN & LINDA
SUBLOT B OF OLT 1 OF NWSW S23-155-82 NEDROSE-S4 A
6.00
Zoning "C2"
Proposed FLU Designation: Light Industrial

NE23.099.000.0011
Address Unassigned
LUCKE, EVA #
SBLT A OF OLT 1 LS RD S23-155-82 NEDROSE-S4 A 3.54
Zoning "M1"
Proposed FLU Designation: Light Industrial

NE22.144.000.0010
420 72ND ST SE
JACE PROPERTIES LLC
DAWN TO DUSK ADDN LOT 1 S22-155-82 NEDROSE-S4 A
14.70
Zoning "M1"
Proposed FLU Designation: Light Industrial

NE22.144.000.0020
Address Unassigned
JACE PROPERTIES, LLC
DAWN TO DUSK ADDN LOT 2 S22-155-82 NEDROSE-S4 A
15.06
Zoning "C2"
Proposed FLU Designation: Light Industrial

NE22.144.000.0040
7141 HWY 2 E
EZ GO LLP
DAWN TO DUSK ADDN LOT 4 S22-155-82 NEDROSE-S4 A
2.50
Zoning "M1"
Proposed FLU Designation: Light Industrial

NE22.144.000.0030
Address Unassigned
PARKLAND USA CORPORATION
DAWN TO DUSK ADDN LOT 3 S22-155-82 NEDROSE-S4 A
2.84
Zoning "M1"
Proposed FLU Designation: Light Industrial

NE22.005.U07.0000
6405 HWY 2 E
GERLE, SHARON M
NWSE LS HY S22-155-82 NEDROSE-S4 A 36.54
Zoning "Ag"
Proposed FLU Designation: Light Industrial

MI22.G21.000.0030
420 64TH ST SE
PMCO PARTNERS, LLC
ENERGY PARK 6TH ADDITION LOT 3
Zoning "M1"
Proposed FLU Designation: Light Industrial

MI22.B30.000.0020
520 64TH ST SE
PMCO PARTNERS, LLC
ENERGY PARK THIRD ADDITION LOT 2
Zoning "M1"
Proposed FLU Designation: Light Industrial

MI22.B30.000.0010
525 59TH ST SE
CITY OF MINOT
ENERGY PARK THIRD ADDITION LOT 1
Zoning "M1"
Proposed FLU Designation: Light Industrial

MI22.B08.000.0090
720 64TH ST SE
JEDS, LLC
ENERGY PARK FIRST ADDITION LOT 9
Zoning "M1"
Proposed FLU Designation: Light Industrial

MI22.B08.000.0080
5909 HIGHWAY 2 E
PURE ENERGY SERVICES(USA), INC
ENERGY PARK FIRST ADDITION LOT 8
Zoning "M1"
Proposed FLU Designation: Light Industrial

MI22.B08.000.0070
5901 HIGHWAY 2 E
PURE ENERGY SERVICES(USA), INC
ENERGY PARK FIRST ADDITION LOT 7
Zoning "M1"
Proposed FLU Designation: Light Industrial

NE22.066.000.0010
5801 HWY 2 E
PORTER BROTHERS CORPORATION
B-N INDUSTRIAL PARK OF OLT 13;LS RD S22-155-82 LOT 1
NEDROSE-S4 A 16.17
Zoning "M2"
Proposed FLU Designation: Heavy Industrial

NE22.099.000.0102
505 55TH ST SE
WINFIELD SOLUTIONS LLC
LOT A OF OLT 10 OF NWSW; S22-155-82 NEDROSE-S4 A
3.56
Zoning "M2"
Proposed FLU Designation: Heavy Industrial

MI22.288.253.0101
525 55TH ST SE
WINFIELD SOLUTIONS, LLC
OUTLOTS SEC 22-155-82 OUTLOT 10 OF NWSW LESS LTS A
& B AND LESS HWY ROW (2,249 SF) A 7.04
Zoning "M2"
Proposed FLU Designation: Heavy Industrial



Planning Commission
Staff Report

Application Date: 08/07/2024
Date of Staff Report: 09/12/2024
Date of Planning Commission Meeting: 10/01/2024

Staff Contact: Doug Diedrichsen, Principal Planner
Staff Recommendation: Approval

Case Number: 2024-08-05
Project Name: Moose Lodge Addition – Preliminary Plat
Current Legal Description: See the project description below.
Proposed Legal Description: Lots 1 and 2 Moose Lodge Addition

Present Address: See the project description below.

Entitlements Requested: Major Subdivision

Owners: Loyal Order of Moose Lodge No. 822

Representative: Rob Berard, Ackerman Surveying

Present Zone(s): “R1” Single-Family Residential District
Present Use(s): Club

Uses Allowed in Present Zone(s): See Table 2.2 for allowed and conditionally permitted uses within each district.

Present Future Land Use Map Designation: Public Institutional

Proposed Zone(s): No Change

Proposed Use(s): No Change

Uses Allowed in Proposed Zone(s): See Table 2.2 for allowed and conditionally permitted uses within each district.

Proposed Future Land Use Map Designation: No Change

PROJECT DESCRIPTION:

Public hearing request by Jason Sorenson, Public Works Director representing the City of Minot, perspective owner also representing Loyal Order of Moose Lodge No. 822, Owner, for a request of a preliminary plat on a property zoned “R1” Single-Family Residential District. The legal description for the property is a portion of Outlot 9 and an unplatted portion of NE1/4SW1/4, Section 23, Township 155 North, Range 83 West, Ward County, North Dakota.

The subject property address is 400 9th St. SW.

An aerial photo of the subject property can be found in **Exhibit 1**.

BACKGROUND INFORMATION:

The property owner seeks to create a new two lot subdivision. The proposed subdivision will create two lots from unplatted land. Lot 1 will be 52,558.88 square feet and Lot 2 is 156,694.32 square feet. The City of Minot is seeking to acquire Lot 1 for a flood control project. Lot 2 will continue to be used for the Moose Club facility.

The preliminary plat can be found in **Exhibit 2**.

The zoning and future land use map designation of the subject property and surrounding area is provided in **Exhibit 3**.

Site photos are provided in **Exhibit 4**.

STAFF ANALYSIS:

Subdivision Design Standards:

Section 10.2-7 C. of the Land Development Ordinance of the City of Minot (LDO) covers the process of application and submittal for a major subdivision preliminary plat. The applicant has submitted the necessary application documents required per Section 10.2-7 C. 2. and noticing has been conducted as required per 9.2-1 (B) and (C).

Section 10.2-7. D. requires that staff's report consider the nature of the proposed development as prescribed within Section 10.2-5 relating to whether or not it meets the technical requirements of Article 10, and if not, whether any such requirements should be waived. To that end, staff provides the following guidance based on the various requirements of Chapter 10.3 – Design Standards:

Section 10.3-1, requiring the proposed subdivision to be designed in accordance with the standards of Chapter 10.3, the Land Development Ordinance as a whole, and a list of various other plans and codes, is satisfied.

Section 10.3-2 prohibits the approval of the subdivision of land that is unsuitable for development due to a variety of reasons. Staff finds the proposed preliminary layout, which proposes two lots, each with adequate terrain and access to be suitable for development. Staff finds Section 10.3-2 is satisfied.

Section 10.3-3. requires that a subdivision name not already be utilized elsewhere and spelled correctly. The name Moose Lodge Addition has not yet been taken and is spelled correctly. Section 10.3-3. is satisfied.

Section 10.3-4. A-F. relating to Street Names and Numbering is applicable and satisfied, as there are no additional streets proposed via this subdivision. Addressing will be assigned to each lot following completion of the final plat process, if approved.

The requirements of Section 10.3-11. relating to the design of the individual lots has been satisfied as the proposed properties to be created will meet the minimum lot sizes of the respective district for which they will be zoned, if approved. In short, the lots meet the dimensional standards per Section 10.3-11.

Section 10.3-12 relating to block design is not applicable.

The requirements of Section 10.3-13. A. relating to the dedication of right-of-way, easements, and street widths is satisfied with the notation of existing roads and easements, Section 10.3-13. A. is satisfied.

Sections 10.3-14 relates to sidewalks, is not applicable. Sidewalks are not being required and therefore Section 10.3-14 is satisfied.

Section 10.3-15 related to public utilities is satisfied. The land is inside of the existing service area of the municipal water and sewer system and the infrastructure to support the development is already in place.

Section 10.3-21 related to financial security for necessary infrastructure improvements is not applicable.

Section 10.3-22 is satisfied, as the applicant is required to follow all City permitting processes for construction.

Comments:

1. There were no public comments at the time of writing this staff report.
2. The application was distributed to city departments and external public agencies within the City for review and no comments were received:

FINDINGS OF FACT:

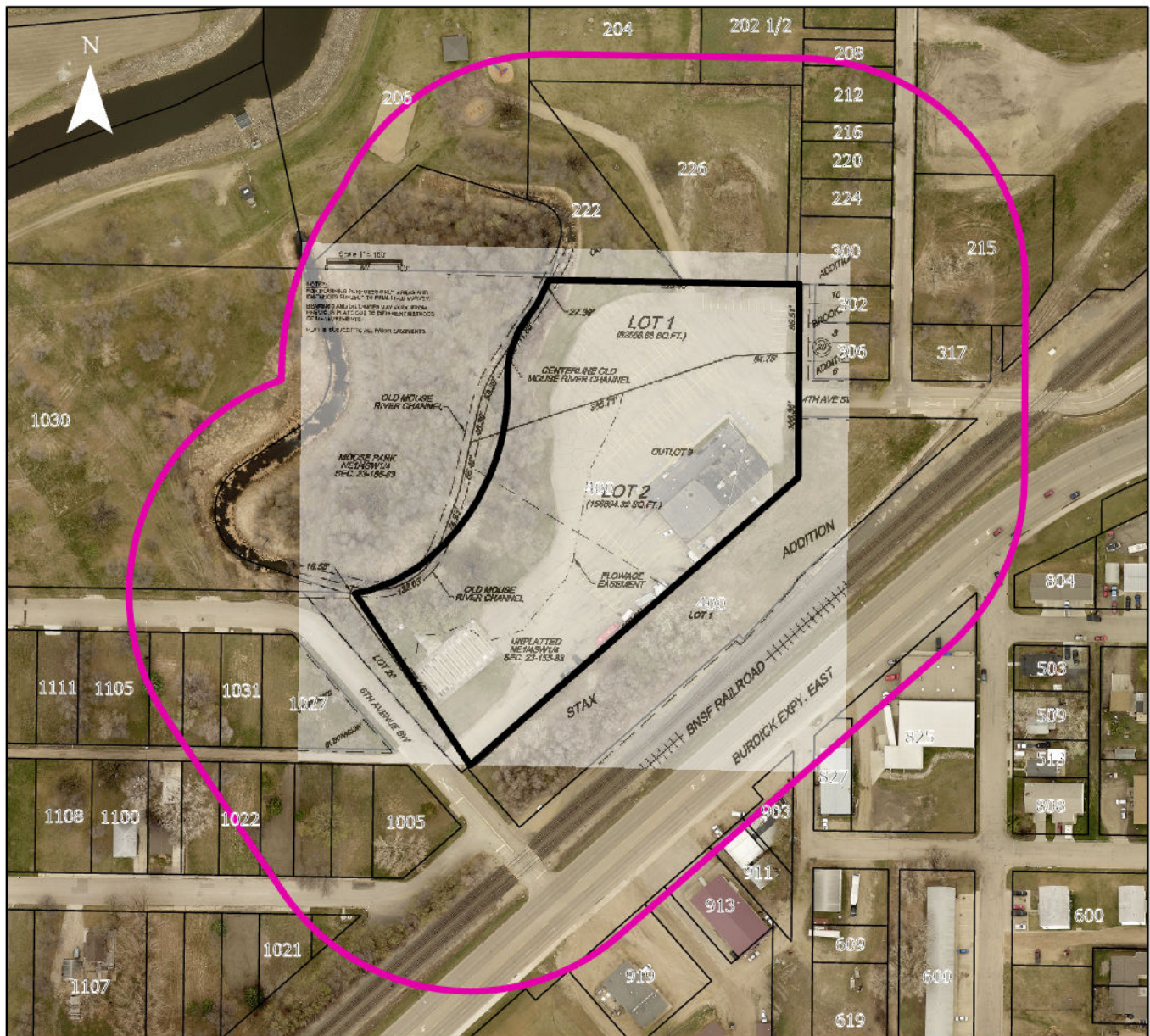
The Minot Planning Commission should accept the following findings of facts:

- 1) The applicants have submitted a complete application.
- 2) The property is zoned "R1" Single-Family Residential District on the Official Zoning Map and has a "Public Institutional" designation on the Future Land Use Map of the 2040 Comprehensive Plan.

- 3) The applicant's request is consistent with the bulk requirements of Chapter 2.14 – "R1" Single-Family Residential District of the Land Development Ordinance of the City of Minot (LDO).
- 4) The applicable sections of Chapter 10.3 related to subdivision design are satisfied.
- 5) The Minot Planning Commission has the authority to recommend approval, with or without conditions, or recommend denial of the Major Subdivision Preliminary Plat. The public notice requirements were met, the hearing was legally noticed and posted, and the hearing was held and conducted under the requirements of North Dakota Century Code and Minot City ordinances.

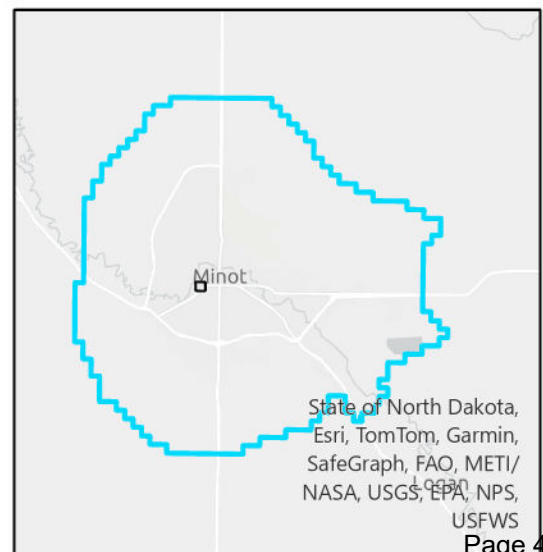
RECOMMENDATION:

Staff recommends the Planning Commission adopt staff findings of fact and recommend City Council approve the Major Subdivision Preliminary Plat for Moose Lodge Addition.



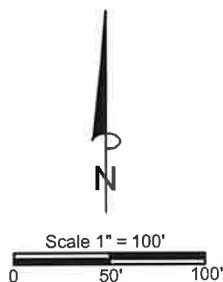
0 150 300 600 Feet

- Two Mile Boundary
- City Limits
- Case # 2024-08-05
- Case # 2024-08-05 Notification Area

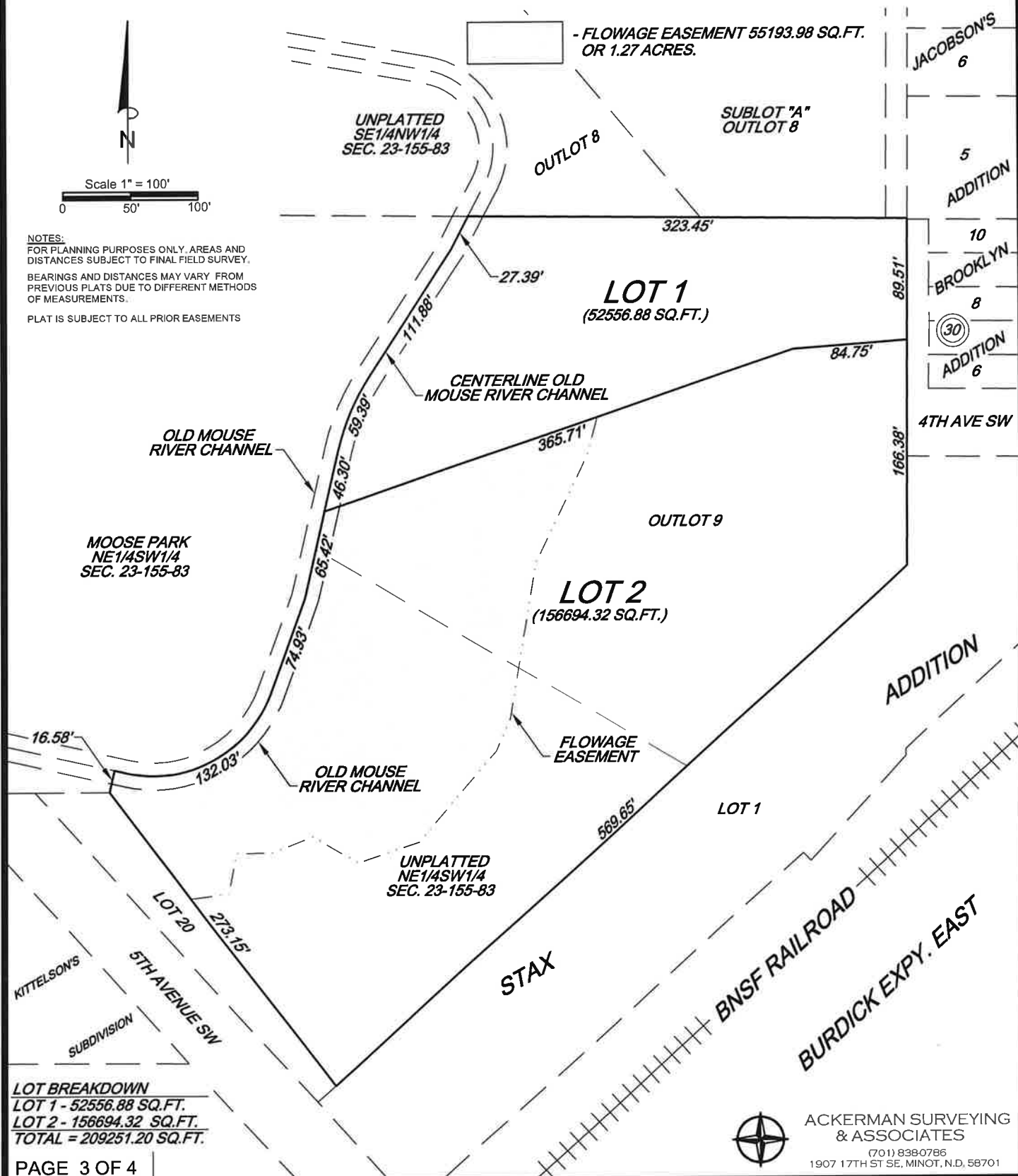


PRELIMINARY PLAT OF MOOSE LODGE ADDITION

TO THE CITY OF MINOT, NORTH DAKOTA
(BEING PORTION OF OUTLOT 9 AND A UNPLATTED PORTION OF NE1/4SW1/4, SECTION 23,
TOWNSHIP 155 NORTH, RANGE 83 WEST, WARD COUNTY, NORTH DAKOTA)

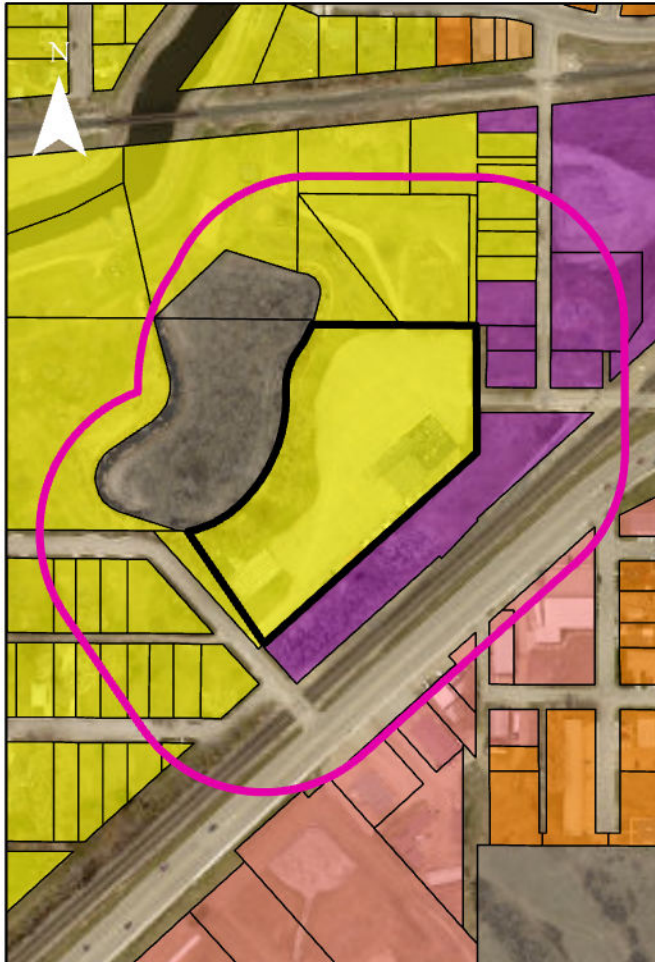


NOTES:
FOR PLANNING PURPOSES ONLY. AREAS AND
DISTANCES SUBJECT TO FINAL FIELD SURVEY.
BEARINGS AND DISTANCES MAY VARY FROM
PREVIOUS PLATS DUE TO DIFFERENT METHODS
OF MEASUREMENTS.
PLAT IS SUBJECT TO ALL PRIOR EASEMENTS

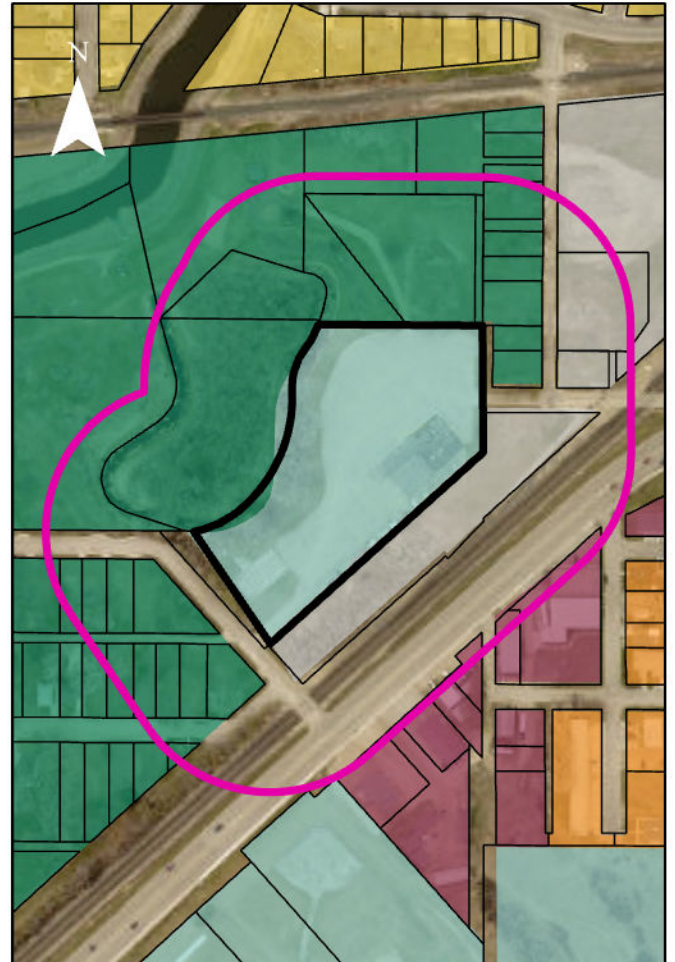


ACKERMAN SURVEYING
& ASSOCIATES
(701) 838-0786
1907 17TH ST SE, MINOT, N.D. 58701

ZONING



FUTURE LAND USE



0 190 380 760 Feet

Zoning

	C2
	M1
	P
	R1
	R3B
	R3C

Both Maps

	Case # 2024-08-05
	Case # 2024-08-05 Notification Area

Land Use Type

	Public Institutional
	General Commercial
	Urban Residential
	Light Industrial
	Riverfront Activation
	Suburban Residential

Exhibit 4 – Site Photos



Facing East



Facing West



Facing Southwest



Facing Southeast