



Regular Planning Commission Meeting

Wednesday, November 6, 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 OCTOBER 2024 REGULAR MEETING MINUTES
5. PUBLIC HEARING
 - 5.1. CASE #2024-09-02. ENGERS FIRST ADDITION - ZONING MAP AMENDMENT, FUTURE LAND USE MAP AMENDMENT

Public hearing request by Ole Bergstad, representing Donald & Marcia Jessen, owner for a request of a zoning map amendment and future land use map amendment on a property zoned "R4" Planned Residence District with the requested rezoning to "MH" Manufactured Home District and the requested change on the future land use map from Suburban Residential to Manufacture Home Community. The legal description for the property is Lot 13, Block 4 Enger's First Addition to the City of Minot.

The subject property address is 1019 43rd St. SE.

- 5.2. CASE #2024-09-03. CARVER ADDITION - PRELIMINARY PLAT

Public hearing request by Brad Vrem, representing Jeanne & Thomas Carver, owner for a request of a preliminary plat on a property zoned "AG" Agricultural District. The legal description for the property is the NW1/4SE1/4, Section 36, Township 156 North, Range 83 West, Ward County, North Dakota.

The subject property address is 5005 10th St. NE.

5.3. CASE #2024-09-05. GERLE FIRST ADDITION - ZONING MAP AMENDMENT, PRELIMINARY PLAT, ANNEXATION

Public hearing request by Rusten Roteliuk of Houston Engineering, representing Sharon Gerle, owner for a request of a zoning map amendment, preliminary plat and annexation on a property zoned "AG" Agricultural District with the requested rezoning to "M1" Light Industrial District. The legal description for the property is the NW1/4SE1/4 Less Highway Right-of-Way, Section 22, Township 155 North, Range 82 West, Ward County, North Dakota

The subject property address is 6405 HWY 2 E.

5.4. CASE #2024-09-06. THE EHR HILLS ADDITION - PRELIMINARY PLAT

Public hearing request by The Ward County Water Resource Board, representing Margo Ehr, owner for a request of a preliminary plat on a property zoned "R1" Single Family Residential District. The legal description for the property is Outlot 34 lying in the NE1/4SE1/4 less Sublot A, HWY right-of-way and portions of Outlot 44 & 45, Section 30, Township 155 North, Range 82 West, Ward County, North Dakota.

The subject property address is 2100 Valley St.

6. MISCELLANEOUS AND DISCUSSION ITEMS

7. ADJOURNMENT