



Regular Planning Commission Meeting

Tuesday, February 4, 2025, 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 THE JANUARY 2025 REGULAR MEETING MINUTES
5. PUBLIC HEARING
 - 5.1. CASE #2025-1 - THE EHR HILLS ADDITION - FUTURE LAND USE MAP AMENDMENT, ZONING MAP AMENDMENT, PRELIMINARY PLAT & INTERIM USE PERMIT

Public hearing request by Lee Grossman of SW&L Attorneys, representing Margo Ehr et al., owner for a request of a future land use map amendment, zoning map amendment, preliminary plat and Interim Use Permit. The property is currently zoned "R1" Single Family Residential District with the requested rezoning to "M1" Light Industrial District with a future land use map amendment from "Suburban Residential" to "Light Industrial". The requested Interim Use Permit is for mining or extraction of aggregate resources. The legal description for the property is Outlot 34 and a portion of Outlots 44 & 45 of the NE1/4 SE1/4 Section 30, Township 155, Range 82, Ward County, North Dakota.

The subject property's address is 2100 Valley St.

- 5.2. CASE # 2025-2 - LDO TEXT AMENDMENT

Public hearing request by Brian Billingsley, Community and Economic Development Director, representing the City of Minot, for a request of a Land Development Ordinance text amendment to add Section 2.26. 1-4 "GC Overlay"

Gateway Corridor Overlay District in order to establish this new overlay district to assist the City in corridor beatification goals, and amendments to Section 4.1-7 Industrial Uses focusing on relaxing setback regulations for certain industrial uses, Section 3.1-10 Outdoor Lighting to amend language in the Land Development Ordinance to refer to municipal codes, Section 4.1-3 Rural and Agricultural Uses regarding agricultural uses on residential lots outside of city limits, Section 3.1-9 Commercial and Industrial District Fencing Standards, Section 7.1-4 Screening Requirements to relax requirements of fencing standards on commercial lots, Section 7.1-1 Required landscaping, Section 7.1-2 General Requirements and Section 7.1-3 Minimum Landscaping Requirements to amend allowed landscaping within the city right of way.

6. MISCELLANEOUS AND DISCUSSION ITEMS

6.1. ADDITIONAL INFORMATION PROVIDED TO PLANNING COMMISSION

7. ADJOURNMENT