

On January 7, 2025, 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 05:30 PM.

1. ROLL CALL

Members Present: Tim Baumann, Erin Iverson, Kayla Johnson, Robert Kibler, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Bradly Wolff, Tanner Dockter

Members Absent: Logan Longtin, Darrik Trudell, Robert Amick

City Staff Present: Corbin Dickerson, Emily Huettl, Brian Billingsley, Doug Diedrichsen, Dan Falconer, Alderman Samuelson, Alderman Fuller

Others Present: Sean Weeks, Jon Kutch, Jennifer Eckman, Jeff Sather, Cynthia Dickinson, Marjorie Taylor, Chet Hower, Daniel Stewart, Don Niccolini, Alissa Bach

2. PLEDGE OF ALLEGIANCE

3. INTRODUCTIONS AND DECORUM

3.1. INTRODUCTIONS AND DECORUM HANDOUT

4. PLANNING COMMISSION

4.1. APPROVAL OF THE DECEMBER 2024 REGULAR MEETING MINUTES

The motion to Approve December 2024 Planning Commission Meeting Minutes was initiated by Planning Commission Representative Kibler seconded by Planning Commission Representative Mennem and carried by the following roll call vote: ayes: Erin Iverson, Kayla Johnson, Robert Kibler, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Bradly Wolff, Tanner Dockter; nays: None.

5. PUBLIC HEARING

5.1. CASE #2024-11-02 - HOMES ACRES 3RD ADDITION - CONDITIONAL USE PERMIT

Mr. Diedrichsen presented his staff report.

The Commissioners had a discussion.

Mr. Diedrichsen answered the Commissioners questions.

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

Sean Weeks appeared to testify.

Chairman Offerdahl closed the public hearing.

The motion to Approve based on Staff's recommendations and findings of fact was initiated by Planning Commission Representative Kibler seconded by Wolff and carried by the following roll call vote: ayes: Tim Baumann, Erin Iverson, Kayla Johnson, Robert Kibler, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Bradly Wolff, Tanner

Dockter; nays: None.

5.2. CASE #2024-11-03 - EHC MINOT ADDITION - FUTURE LAND USE MAP AMENDMENT, ZONING MAP AMENDMENT, PRELIMINARY PLAT, AND ANNEXATION

Mr. Diedrichsen presented his staff report.

The Commissioners had a discussion.

Emily Huettl appeared to answer questions.

Mr. Diedrichsen answered questions.

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

Jon Kutch, President/CEO of Trinity appeared to testify in opposition to the proposal.

Daniel Stewart appeared to testify in favor of the proposal.

Jennifer Eckman, Airport Director, appeared to testify about adding conditions for FAA/MOT airport approval.

Don Niccolini of Exceptional Healthcare appeared to answer questions from Commissioners.

Alissa Bach appeared to testify in favor for the proposal.

Jeff Sather appeared to testify against the proposal.

Cynthia Dickson appeared to testify against the proposal.

Chairman Offerdahl closed the public hearing.

The motion to Approve based on Staff's recommendations and findings of fact was initiated by Planning Commission Representative Kibler seconded by Planning Commission Representative Johnson and carried by the following roll call vote: ayes: Kayla Johnson, Robert Kibler, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Bradly Wolff, Tanner Dockter; nays: None.

5.3. CASE #2024-11-05 - OUR LADY GRACE ADDITION - ZONING MAP AMENDMENT, AND PRELIMINARY PLAT

Mr. Diedrichsen presented the staff report.

The Commissioners had a discussion.

Mr. Diedrichsen answered questions from Commissioners

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

Sean Weeks appeared to testify in favor.

Marjorie Taylor appeared to testify in opposition.

The Commissioners had a discussion.

Chairman Offerdahl closed the public hearing.

The motion to Approve based on Staff's recommendations and findings of fact was initiated by Planning Commission Representative Johnson seconded by Planning Commission Representative Iverson and carried by the following roll call vote: ayes: Erin Iverson, Kayla Johnson, Robert Kibler, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Bradly Wolff, Tanner Dockter; nays: None.

5.4. CASE #2024-11-06 - RAMSTADS FIRST ADDITION - ZONING MAP AMENDMENT

Mr. Diedrichsen presented the staff report.

The Commissioners had a discussion.

Mr. Diedrichsen answered questions from Commissioners.

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

Chet Hower, Executive Director of Providence House in Minot, appeared to testify in favor.

Chairman Offerdahl closed the public hearing.

The motion to Approve based on Staff's recommendations and findings of fact was initiated by Wolff seconded by Planning Commission Representative Kibler and carried by the following roll call vote: ayes: Erin Iverson, Kayla Johnson, Robert Kibler, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Bradly Wolff, Tanner Dockter; nays: None.

6. MISCELLANEOUS AND DISCUSSION ITEMS

7. ADJOURNMENT

With no further business, Chairman Offerdahl adjourned the meeting at 6:52pm.