



Regular Planning Commission Meeting

Tuesday, March 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 FEBRUARY 2025 REGULAR MEETING MINUTES
5. PUBLIC HEARING
 - 5.1. CASE #2025 - 3 - ST CROIX ADDITION - ZONE CHANGE

Public hearing request by Dylan Davis, owner for a request of a zoning map amendment on a property zoned "C2" General Commercial District with the requested rezoning to "CBD" Central Business District. The legal description for the property is Lot 2 St. Croix Addition to the City of Minot, Ward County, North Dakota

The subject property address is 508 E Central Ave.

- 5.2. CASE #2025 - 5 - DAWN TO DUSK ADDITION, LOT 2 - ZONE CHANGE

Public hearing request by Rusten Roteliuk, Houston Engineering, representing JACE Properties and Amanda Schatz, owner for a request of a zoning map amendment on a property zoned "C2" General Commercial District with the requested rezoning to "M1" Light Industrial District. The legal description for the property is Lot 2 Dawn to Dusk Addition to the City of Minot, Ward County, North Dakota

The subject property's address is unassigned.

- 5.3. CASE #2025 - 6 - LOT B OF OTLT 23 SEC 32-155-82 - ZONE CHANGE

Public hearing request by Conley Post, owner for a request of a zoning map amendment on a property zoned "C2" General Commercial District with the requested rezoning to "M1" Light Industrial District. The legal description for the property is Lot B of Outlot 23 Section 32, Township 155 North, Range 82 West, Ward County, North Dakota

The subject property address is 3050 HWY 52 S.

5.4. CASE #2025 - 7 - SIMPLOT - CUP

Public hearing request by Trent Johnson with Simplot, representing UHB, LLC, owner for a request of a conditional use permit on a property zoned "M1" Light Industrial District to store hazardous materials and compounds. The legal description for the property is Lot 1 of Northeast Business Park 2nd Addition to the City of Minot, Ward County, North Dakota.

The subject property address is 2708 30th Ave NE.

6. MISCELLANEOUS AND DISCUSSION ITEMS

6.1. DISCUSS APRIL PLANNING COMMISSION SCHEDULE

7. ADJOURNMENT