

On February 4, 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, Robert Kibler, Logan Longtin, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Darrik Trudell, Tanner Dockter

Members Absent: Kayla Johnson, Bradly Wolff, Robert Amick, Casey Erickson

City Staff Present: Brian Billingsley, Doug Diedrichsen, Dan Falconer, Hannah Hornberger, Nick Schmitz

Others Present: Lynda Langseth, Mike Baker, Lexi Baker, Bruce Langseth, Rusten Roteliuk

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

The motion to Approve January 2025 Regular Meeting Minutes was initiated by Planning Commission Representative Kibler seconded by Planning Commission Representative Pontenila and carried by the following roll call vote: ayes: Tim Baumann, Erin Iverson, Robert Kibler, Logan Longtin, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Darrik Trudell, Tanner Dockter; nays: None.

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

Mr. Diedrichsen discussed the staff report.
Commissioners and city staff had a discussion.

Chairman Offerdahl opened the public hearing to the public for testimony.
Lynda Langseth, representing the application, spoke in favor of the application.
Mike Baker, neighbor, spoke against the application.
Lexi Baker, neighbor, spoke against the application.
Dan Falconer, associate planner, read a letter from Brian Beeter about the property.
Rusten Roteliuk, Houston Engineering, answered questions from the planning

commission.

Bruce Langseth, member of the application, spoke in favor of the application.

City staff answered questions.

Chairman Offerdahl closed the public hearing.

Chairman Offerdahl clarified the motion.

Nick Schmitz, assistant attorney, clarified questions pertaining to the motion.

City Staff answered questions.

The motion to Approve FLU Amendment, Zoning Map Amendment, Prelim Plat & IUP with 600' buffer was initiated by Planning Commission Representative Baumann seconded by Trudell and carried by the following roll call vote: ayes: None; nays: Tim Baumann, Erin Iverson, Robert Kibler, Logan Longtin, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Darrik Trudell, Tanner Dockter.

The motion to Approve FLU Amendment, Zoning Map Amendment, Prelim Plat & IUP was initiated by Planning Commission Representative Longtin seconded by Planning Commission Representative Kibler and carried by the following roll call vote: ayes: Tim Baumann, Erin Iverson, Robert Kibler, Logan Longtin, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Darrik Trudell, Tanner Dockter; nays: None.

5.2. CASE # 2025-2 - LDO TEXT AMENDMENT

Mr. Diedrichsen discussed the staff report.

The Commissioners had a discussion.

Staff answered questions.

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 LDO Text Amendment was initiated by Planning Commission Representative Longtin seconded by Trudell and carried by the following roll call vote: ayes: Tim Baumann, Erin Iverson, Robert Kibler, Logan Longtin, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Darrik Trudell, Tanner Dockter; nays: None.

6. MISCELLANEOUS AND DISCUSSION ITEMS

6.1. ADDITIONAL INFORMATION PROVIDED TO PLANNING COMMISSION

Additional materials were added to the public records for a prior application.

7. ADJOURNMENT

With no further business, Chairman Offerdahl adjourned the meeting at 7:11 pm.