



Regular Planning Commission Meeting

Tuesday, May 6, 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 MARCH 2025 REGULAR MEETING MINUTES
5. PUBLIC HEARING
 - 5.1. CASE #2025-13 - EDEN ADDITION - PRELIMINARY PLAT & ZONING MAP AMENDMENT

Public hearing request by Richard Walker, owner for a request of a preliminary plat and zoning map amendment on a property zoned "AG" Agricultural District with the requested rezoning to "RR" Rural Residential District. The legal description for the property is NE 1/4, NE 1/4, NE1/4 Section 33, Township 156, Range 83, Ward County, North Dakota

The subject property address is 3001 62nd Ave NW.

- 5.2. CASE #2025-14 - 55TH CROSSING 3RD ADDITION - VARIANCE

Public hearing request by Mark Mindt, Mindt Construction, owner for a request of a variance on a property zoned "R2" Two-Family Residential District with the request for lot coverage, and rear yard setback relief. The legal description for the property is Lots 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A and 8B 55th Crossing 3rd Addition to the City of Minot, Ward County, North Dakota

The subject property's addresses are 1509, 1511, 1513, 1515, 1517, 1517, 1519, 1521, 1523, 1525, 1527 47th Loop SE.

- 5.3. CASE #2025-15 - HIGHLANDS AT NORTH HILL 8TH ADDITION - PUD AMENDMENT

Public hearing request by Andrew Gudmunson, 701 Development LLP, owner for a request of a PUD amendment on a property zoned "R2" Two-Family Residential District with a PUD Overlay with the requested amendment pertaining to the lot density and development of the final phase of the Highlands at North Hill Subdivision. The legal description for the property is Lot 13, Block 1 Highlands at North Hill 7th Addition and Lot 6, Block 3 Highlands at North Hill 7th Addition to the City of Minot, Ward County, North Dakota
The subject property's address is unassigned

5.4. CASE #2025-16 - HIGHLANDS AT NORTH HILL 8TH ADDITION -
PRELIMINARY PLAT & EASEMENT VACATION

Public hearing request by Andrew Gudmunson, 701 Development LLP, owner for a request of a preliminary plat and easement vacation on a property zoned "R2" Two-Family Residential District with a PUD Overlay. The preliminary Plat is for Highlands at North Hill 8th Addition. The legal description for the properties requesting the easement vacation are Lot 13, Block 1 Highlands at North Hill 7th Addition to the City of Minot, Ward County, North Dakota and Lots 1, 2 and 3, Block 1 Highlands at North Hill 7th Addition to the City of Minot, Ward County, North Dakota
The subject properties addresses are 2416, 2420 and 2500 Ivory St and the lot to the south of those addresses that remains unassigned

6. MISCELLANEOUS AND DISCUSSION ITEMS

7. ADJOURNMENT