On March 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, Robert Amick, Tanner Dockter, Casey Erickson

Members Absent: Kayla Johnson, Darrik Trudell, Bradly Wolff

City Staff Present: Corbin Dickerson, Brian Billingsley, Hannah Hornberger, Doug Diedrichsen, Dan Falconer

Others Present: Dylan Davis, Sean Weeks

2. PLEDGE OF ALLEGIANCE

3. INTRODUCTIONS AND DECORUM

3.1. INTRODUCTIONS AND DECORUM HANDOUT

Chairman Offerdahl welcomed the newest Planning Commissioner, Casey Erickson

4. PLANNING COMMISSION

4.1. APPROVAL OF THE FEBRUARY 2025 REGULAR MEETING MINUTES

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

5. PUBLIC HEARING

5.1. CASE #2025 - 3 - ST CROIX ADDITION - ZONE CHANGE

Mr. Falconer presented the staff report.
Commissioners had a discussion.
Staff answered questions.
Chairman Offerdahl opened the public hearing to the public for testimony.
Dylan Davis, applicant, explained their plan.
Commissioners questioned applicant.
Chairman Offerdahl closed the public hearing.
Commissioner Baumann thanked the applicant for the work to improve the property and save the downtown community.
The motion to Approve based on staff's findings of facts was initiated by Planning Commission Representative Baumann 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, Robert Amick, Tanner Dockter, Casey Erickson; nays: None.

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

Mr. Diedrichsen presented the staff report.
Commissioners had a discussion.
Staff answered Commissioners 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 based on staff's findings of fact was initiated by Planning Commission Representative Kibler seconded by Planning Commission Representative Amick and carried by the following roll call vote: ayes: Tim Baumann, Erin Iverson, Robert Kibler, Logan Longtin, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Robert Amick, Tanner Dockter, Casey Erickson; nays: None.

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

Mr. Diedrichsen presented the staff report.
Commissioners had a discussion,
Staff answered questions.
Chairman Offerdahl opened the public hearing to the public for testimony.
Sean Weeks spoke on behalf of the applicants.
Chairman Offerdahl closed the public hearing.
The motion to Approve based on staff's findings of fact was initiated by Planning Commission Representative Iverson seconded by Erickson and carried by the following roll call vote: ayes: Tim Baumann, Erin Iverson, Robert Kibler, Logan Longtin, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Robert Amick, Tanner Dockter, Casey Erickson; nays: None.

5.4. CASE #2025 - 7 - SIMPLOT - CUP

Mr. Diedrichsen presented the staff report.
Commissioners had a discussion.
Staff answered questions.
Chairman Offerdahl opened the public hearing to the public for testimony.
Mr. Falconer read a letter from, Joseph and Pamela Romance, adjacent property, opposing the application.
Chairman Offerdahl closed the public hearing.
Commissioners had a discussion.
Staff answered questions.

The motion to Approve based on staff's findings of fact was initiated by Planning Commission Representative Kibler seconded by Planning Commission Representative Baumann and carried by the following roll call vote: ayes: Tim Baumann, Erin Iverson, Robert Kibler, Logan Longtin, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Robert Amick, Tanner Dockter, Casey Erickson; nays: None.

6. MISCELLANEOUS AND DISCUSSION ITEMS

6.1. DISCUSS APRIL PLANNING COMMISSION SCHEDULE

Mr. Diedrichsen discussed options for April meeting.
Commissioners had a discussion.
The motion to Schedule tentative Planning Commission meeting April 16, 2025 at 5:30pm at City Council Chambers was initiated by Planning Commission Representative Baumann 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, Robert Amick, Tanner Dockter, Casey Erickson; nays: None.

Commissioner Baumann presented "Does Downtown Minot need a grocery store" survey for the community to participate.
Exploring the Feasibility of Solutions to the Food Desert in Downtown Minot (2025)

7. ADJOURNMENT

With no further business, Chairman Offerdahl adjourned the meeting at 6:19 pm.