



Regular Planning Commission Meeting

Tuesday, June 3, 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 MAY 2025 REGULAR MEETING MINUTES
5. PUBLIC HEARING
 - 5.1. CASE #2025-17 - 1201 4TH ST NW - CONDITIONAL USE PERMIT

Public hearing request by John Subick, owner for a request of a conditional use permit on a property zoned "R1" Single Family Residential District with a request for an accessory dwelling unit. The legal description for the property is Lot 55 of Sunset Hills Addition to the City of Minot, Ward County, North Dakota.

The subject property address is 1201 4th St SW.

- 5.2. CASE #2025-19 - OUTLOT 20 SE 1/4 SEC 27-155-83 - CONDITIONAL USE PERMIT

Public hearing request by Landon Bahl, Evergreen Storage LLC, owner for a request of a conditional use permit on a property zoned "C2" General Commercial District with the request for commercial self-storage facility. The legal description for the property is Outlot 20 lying in the S 1/2, SE 1/4, Section 27, Township 155 N Range 83 W, Ward County, North Dakota.

The subject property address is 1900 HWY 2 & 52 BYP W.

- 5.3. CASE #2025-20 - LIECHTY HOMES 7TH ADDITION - ANNEX, ZONING MAP AMENDMENT, PRELIMINARY PLAT

Public hearing request by Curt Liechty, Liechty Homes Inc., owner for a request of a preliminary plat, zone change and annexation on a property zoned

“MH” Mobile Home District and “AG” Agricultural District. The preliminary Plat is for Liechty Homes 7th Addition. The legal description for the properties are Lot 1 Liechty Homes 5th Addition to the City of Minot, Ward County, North Dakota and S1/2 NE1/4 Less Outlots 6, 8, 9, 10 and 11 and a portion of Liechty Homes 2nd & 3rd Additions, Walmart, Liechty Homes 5th Addition, Road and HWY right-of-way, Section 2, Township 154 N, Range 83 W, Ward County, North Dakota.

The subject properties addresses are unassigned (Portion of mobile home community located at 3725 10th St. SW).

5.4. CASE #2025-21 - PLAINVIEW ADDITION LOT 2 - INTERIM USE PERMIT

Public hearing request by Randy Taylor, owner for a request of an interim use permit on a property zoned “C2” General Commercial District with the request for temporary outdoor storage of construction materials. The legal description for the property is Lot 2 Plainview Addition to the City of Minot, Ward County, North Dakota.

The subject property address is 4200 16th Ave SE.

5.5. CASE #2025-22 - 3100 4TH AVE SE (SIMPLOT) - CONDITIONAL USE PERMIT

Public hearing request by Christopher Vangels & Trent Johnson, Trinity Health, owner for a request of a conditional use permit on a property zoned “M1” Light Industrial District with the request for storage of hazardous materials. The legal description for the property is Block 3 Lot 5 and the West 100’ of Lot 4 Magic City Industrial Park Addition to the City of Minot, Ward County, North Dakota.

The subject property address is 3100 4th Ave SE.

6. MISCELLANEOUS AND DISCUSSION ITEMS

6.1. SIGN PRESENTATION

6.2. AUGUST MEETING DATE

August 6th, 2025 unavailable. We will need to decide on a new date.
The alternative date is August 12, 2025.

7. ADJOURNMENT