

On May 6, 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, Kayla Johnson, Robert Kibler, Logan Longtin, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Bradly Wolff, Robert Amick, Tanner Dockter

Members Absent: Erin Iverson, Darrik Trudell, Casey Erickson

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

Others Present: John Van Dyke

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

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

5. PUBLIC HEARING

5.1. CASE #2025-13 - EDEN ADDITION - PRELIMINARY PLAT & ZONING MAP AMENDMENT

Mr. Diedrichsen presented 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 based on staff's recommendation and findings of fact was initiated by Planning Commission Representative Amick seconded by Planning Commission Representative Johnson and carried by the following roll call vote: ayes: Tim Baumann, Kayla Johnson, Robert Kibler, Logan Longtin, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Bradly Wolff, Robert Amick, Tanner Dockter; nays: None.

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

Mr. Falconer presented 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 based on staff's recommendation and findings of fact was initiated by Planning Commission Representative Kibler seconded by Planning Commission Representative Longtin and carried by the following roll call vote: ayes: Tim Baumann, Kayla Johnson, Robert Kibler, Logan Longtin, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Bradly Wolff, Robert Amick, Tanner Dockter; nays: None.

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

Mr. Diedrichsen presented the staff report.

The Commissioners had a discussion.

City staff answered Commissioners questions.

Chairman Offerdahl opened the public hearing to the public for testimony.

John Van Dyke, MPO Director, spoke on the history of the development and subdivision.

Chairman Offerdahl closed the public hearing.

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

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

Mr. Diedrichsen informed the Commissioners that the Easement Vacation portion of the application had been withdrawn and presented the staff report for the Preliminary Plat.

The Commissioners had a discussion.

City 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.

Commissioner Baumann voiced his favor for pedestrian access around the city of Minot.

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

6. MISCELLANEOUS AND DISCUSSION ITEMS

The August Planning Commission meeting coincides with Minot's special Mayoral election.

The motion to Reschedule August meeting to Wednesday, August 6th, 2025 at City Hall Chambers at 5:30pm was initiated by Planning Commission Representative Kibler seconded by Planning Commission Representative Amick and carried by the following roll call vote: ayes: Tim Baumann, Kayla Johnson, Robert Kibler, Logan Longtin, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Bradly Wolff, Robert Amick, Tanner Dockter; nays: None.

Mr. Falconer informed the Commissioners that he had been approached about Minot's sign ordinances and would be bringing the conversation to the next Planning Commission meeting.

7. ADJOURNMENT

With no further business, Chairman Offerdahl adjourned the meeting at 6:29 pm.