



Regular Planning Commission Meeting
Wednesday, September 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 JUNE 2025 REGULAR MEETING MINUTES
5. PUBLIC HEARING
 - 5.1. CASE #2025-35 - BATTLEGROUND ADDITION, LOT 11 - EASEMENT VACATION

Public hearing request by Chad Sherven representing Monica Porterfield, owner for an Easement Vacation for an unused utilities easement on a property zoned "MH" Manufacture Home District. The legal description for the property is Lot 11 Battle Ground Addition to the City of Minot, Ward County, North Dakota.

The subject property address is 900 63rd Ave NE.
 - 5.2. CASE #2025-36 - FLICKERTAIL ADDITION, LOT 18 - INTERIM USE PERMIT

Public hearing request by Jacob Fyling representing S&L Properties, owner for an Interim Use Permit on a property zoned "C2" General Commercial District for the placement of a temporary modular building. The legal description for the property is Lot 18, Flickertail Addition to the City of Minot, Ward County, North Dakota.

The subject property address is 4600 N. Broadway.
 - 5.3. CASE #2025-26 - LINHA'S 6TH ADDITION, LOTS 1 & 2 - PRELIMINARY PLAT

Public hearing request by Wayne Strand, owner for a preliminary plat on a property zoned "R1" Single Family Residential District and "AG" Agricultural District. The legal description for the property is Lots 1 & 2, Block 1, of Linha's 4th Addition to the City of Minot, Ward County, North Dakota.

The subject property address is 3900 16th St. NW.

5.4. CASE #2025-39 - ABEL ACRES ADDITION - PRELIMINARY PLAT

Public hearing request by Rob Berard, Ackerman Surveying representing Dakota Boys and Girls Ranch Foundation, owner for a preliminary plat on property zoned "AG" Agricultural District. The legal description for the property is Outlot 8 of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ & NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 8, Township 155 North, Range 83 West, Ward County, North Dakota.

5.5. CASE #2025-38 - MIDWEST MONTESSORI LLC - CONDITIONAL USE PERMIT

Public hearing request by Caleb Heilman, Midwest Montessori LLC, owner for a conditional use permit on a property zoned "R3B" Multiple Residence District (equivalent district "RM" Medium Density Residential) for a preschool and commercial daycare facility. The legal description for the property is Lot 1, North Minot 7th Addition to the City of Minot, Ward County, North Dakota.

The subject property address is 812 8th St. NW.

5.6. CASE #2025-33 - ENDEAVOR HOLDINGS - CONDITIONAL USE PERMIT

Public hearing request by Jonathan Layne, Endeavor Holdings, owner for a conditional use permit for a group home facility on a property zoned "R1" Single Family Residential. The legal description for the property is S 50' of Lot 1, Block 15 & 20 including vacated street of Ramstads Riverview Subdivision to the City of Minot, Ward County, North Dakota.

The subject property address is 624 Main St. S.

5.7. CASE #2025-34 - SUMMER CLEANUP - TEXT AMENDMENTS

Public hearing request by Brian Billingsley, Community Development Director for the City of Minot, for a text amendment to the Land Development Ordinance of the City of Minot. This text amendment covers multiples sections: Chapter 2.2 Public "P" District Use addition for warehousing and Daycares, Chapter 2.3 Family Definition, Chapter 2.3 and Chapter 6.1 Shipping Containers Definition and Use Regulations, Chapter 2.24 Noise Buffer

Overlay, Chapter 2.25 Runway Buffer Overlay, Chapters 2.2 and Chapter 4.1 Group Homes Above Six (6) People, Chapter 5.1 Sign Code Maximums, Chapter 10.2 Easement Vacation with Minor Plats, Chapter 12.2 Stormwater Plan Requirements and Chapter 13.1 Nonconforming Manufacture Housing in Single Family Residential Zones.

6. MISCELLANEOUS AND DISCUSSION ITEMS
7. ADJOURNMENT