

On June 3, 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, Kayla Johnson, Robert Kibler, Dustin Offerdahl, Serena Pontenila, Bradly Wolff, Robert Amick, Tanner Dockter, Casey Erickson

Members Absent: Logan Longtin, Annette Mennem, Darrik Trudell

City Staff Present: Doug Diedrichsen, Dan Falconer, Hannah Hornberger, Emily Huettl, Nick Schmitz

Others Present: John Subick, Landon Bahl, Renee Hiller, Ted Duchsherer, Robert Carey

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

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

5. PUBLIC HEARING

5.1. CASE #2025-17 - 1201 4TH ST NW - CONDITIONAL USE PERMIT

Mr. Diedrichsen reviewed the staff report.

The Commissioners and staff had a discussion.

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 staffs recommendation and findings of fact 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, Kayla Johnson, Robert Kibler, Dustin Offerdahl, Serena Pontenila, Bradly Wolff, Robert Amick, Tanner Dockter, Casey Erickson; nays: None.

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

PERMIT

Mr. Diedrichsen reviewed the staff report.

The Commissioners and staff had a discussion.

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

Landon Bahl, applicant, informed the commissioners they would be removing old trees and planting new as well as tearing down the old Casa Motel building.

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 Dockter and carried by the following roll call vote: ayes: Tim Baumann, Erin Iverson, Kayla Johnson, Robert Kibler, Dustin Offerdahl, Serena Pontenila, Bradly Wolff, Robert Amick, Tanner Dockter, Casey Erickson; nays: None.

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

Mr. Diedrichsen reviewed the staff report.

The Commissioners and staff had a discussion.

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 Baumann seconded by Erickson and carried by the following roll call vote: ayes: Tim Baumann, Erin Iverson, Kayla Johnson, Robert Kibler, Dustin Offerdahl, Serena Pontenila, Bradly Wolff, Robert Amick, Tanner Dockter, Casey Erickson; nays: None.

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

Mr. Falconer reviewed the staff report.

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

Mr. Falconer read a letter from a resident.

Renae Hiller, resident, voiced her concern.

Ted Duscherer, resident, gave background information on the property.

Rob Carey, resident, voiced his concerns.

Chairman Offerdahl closed the public hearing.

The motion to Deny based on city's future land use map was initiated by Planning Commission Representative Baumann seconded by Wolff and carried by the following roll call vote: ayes: None; nays: Tim Baumann, Erin Iverson, Kayla Johnson, Robert Kibler, Dustin Offerdahl, Serena Pontenila, Bradly Wolff, Robert Amick, Tanner Dockter, Casey Erickson.

Motion Failed.

Commissioners had a discussion. Mr. Schmitz informed the legal criteria of the IUP.

The motion to Amendment to add one point of entrance is gated was initiated by Planning Commission Representative Baumann seconded by Erickson and carried by the following roll call vote: ayes: Tim Baumann, Erin Iverson, Kayla Johnson, Robert Kibler, Dustin Offerdahl, Serena Pontenila, Bradly Wolff, Robert Amick, Tanner Dockter, Casey Erickson; nays: None.

The motion to Approve based on staff's recommendation and findings of fact with the additional conditions including: operations only during the hours of 9:30am to 4pm, inert material only, surety bond or irrevocable LOC plus 10% and one point of entrance is gated was initiated by Planning Commission Representative Kibler seconded by Wolff and carried by the following roll call vote: ayes: Tim Baumann, Erin Iverson, Kayla Johnson, Robert Kibler, Dustin Offerdahl, Serena Pontenila, Bradly Wolff, Robert Amick, Tanner Dockter, Casey Erickson; nays: None.

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

Application was withdrawn.

6. MISCELLANEOUS AND DISCUSSION ITEMS

6.1. SIGN PRESENTATION

Mr. Falconer gave a presentation about our sign codes.

The Commissioners had a discussion.

The Planning Commission recommended staff come up with text amendments regarding this.

6.2. AUGUST MEETING DATE

Mr. Diedrichsen updated our commissioners about our staff's monthly activities.

The motion to cancel the July Planning Commission meeting and move the August Planning Commission to August 12, 2025 at 5:30pm in City Council Chambers at City Hall was initiated by Planning Commission Representative Kibler seconded by Erickson and carried by the following roll call vote: ayes: Tim Baumann, Erin Iverson, Kayla Johnson, Robert Kibler, Dustin Offerdahl, Serena Pontenila, Bradly Wolff, Robert Amick, Tanner Dockter, Casey Erickson; nays: None.

7. ADJOURNMENT

With no further business, Chairman Offerdahl adjourned the meeting at 7:25 pm.