



Regular Planning Commission Meeting

Tuesday, October 7, 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 SEPTEMBER 2025 REGULAR MEETING MINUTES
5. PUBLIC HEARING

5.1. CASE #2025-45 - FULL STEAM AHEAD - CONDITIONAL USE PERMIT

Public hearing request by Kausha Bakk representing Full Steam Ahead, owner for a conditional use permit on a property zoned "R1" Single Family Residential for an indoor recreational facility. The legal description for the property is Lots 3, 7, 8, 9 & 10 and a portion of Lot 4, Block 2, Lot 16 Nelsons Realignment to Suburban Homes Addition to the City of Minot, Ward County, North Dakota. The subject property address is 1400 5th St. SW.

5.2. CASE #2025-46 - 828 6TH AVE NW - VARIANCE

Public hearing request by Duane Block representing Patrick Hall, owner for a Variance on a property zoned "R3B" Multiple Residence District for relief of front yard setback. The legal description for the property is Lee's Subdivision, Lot 4, Block 13 & South ½ Lot 8 Block 1 North Minot Addition to the City of Minot, Ward County, North Dakota. The subject property address is 828 6th Ave NW.

5.3. CASE #2025-43 - VERTICAL BRIDGE CELL TOWER - CONDITIONAL USE PERMIT

Public hearing request by Robert Hill, Project Manager representing Vertical Bridge LLC, owner for a conditional use permit on a property zoned "AG" Agricultural District for a wireless communications tower. The legal description

for the property is Lot A of Outlot 1 of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ and NE $\frac{1}{4}$ NW $\frac{1}{4}$, less highway right-of-way, Section 32, Township 155 West, Range 82 North Ward County, North Dakota.

The subject property address is 2005 HWY 2 BYP E.

6. MISCELLANEOUS AND DISCUSSION ITEMS

6.1. TABLED DISCUSSION ITEM FROM CASE #2025-34 SUMMER 2025 TEXT AMENDMENT

6.2. 2026 PLANNING COMMISSION SCHEDULE

6.3. 2025 TERM EXPIRATIONS

7. ADJOURNMENT