



Regular Planning Commission Meeting
Tuesday, November 4, 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 OCTOBER 2025 REGULAR MEETING MINUTES
5. PUBLIC HEARING

5.1. CASE #2025-47 - ROWAN'S 2ND ADDITION - PRELIMINARY PLAT

Public hearing request by Dean Feist representing CMF Builders LLC, owner for a preliminary plat on a property zoned "R1" Single Family Residential District. The legal description for the property is Lots 1, 2, 3, 4, 5 and 6, of Rowan Addition to the City of Minot, Ward County, North Dakota.

The subject property address is 8, 12, 20, 100, 104 and 200 27th St. NW.

5.2. CASE #2025-48 - WHITETAIL RIDGE 3RD ADDITION - ZONE CHANGE, PRELIMINARY PLAT

Public hearing request by Troy & Linda Langmaack, owner for a preliminary plat on a property zoned "R1" Single Family Residential District and "AG" Agricultural District. The applicant is also requesting a zoning map amendment from "AG" Agricultural District to "R1" Single Family Residential District. The legal description for the property is Lot 14, Block 1, of Whitetail Ridge Addition to the City of Minot, Ward County, North Dakota and Outlot 8 of the SW ¼ NW ¼ Section 8, Township 155 North, Range 83 West, Ward County, North Dakota.

The subject property address is 5809 26th Ave NW.

6. MISCELLANEOUS AND DISCUSSION ITEMS
 - 6.1. COMMERCIAL DAYCARES IN RESIDENTIAL AREAS
 - 6.2. 2040 COMPREHENSIVE PLAN UPDATE
 - 6.3. PARKING MINIMUMS
7. ADJOURNMENT

On October 7, 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, Robert Kibler, Annette Mennem, Dustin Offerdahl, Robert Amick, Tanner Dockter, Kasper Ziegler

Members Absent: Kayla Johnson, Serena Pontenila, Darrik Trudell, Bradly Wolff, Casey Erickson

City Staff Present: Nick Schmitz, Maria Romanick, Emily Huettl, Brian Billingsley, Doug Diedrichsen, Dan Falconer, T Kvigne, Hannah Hornberger

Others Present: Allison Auch, Tiffanie Fettig, Jose Castaneda

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

The motion to Approve September 2025 regular meeting minutes 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, Robert Kibler, Annette Mennem, Dustin Offerdahl, Robert Amick, Tanner Dockter, Kasper Ziegler; nays: None.

5. PUBLIC HEARING

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

Mr. Diedrichsen reviewed the staff report.

The Commissioners had a discussion.

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

Allison Auch, applicant, gave an explanation of the program.

Commissioners had a discussion with the applicant.

Chairman Offerdahl closed the public hearing.

The motion to Approve based on staff's recommendation, conditions and finding 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, Robert Kibler, Annette Mennem, Dustin Offerdahl, Robert Amick, Tanner Dockter, Kasper Ziegler; nays: None.

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

Mr. Falconer reviewed the staff report.
The Commissioners 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 acknowledging the hardship due to the shallowness of the lot was initiated by Planning Commission Representative Kibler seconded by Planning Commission Representative Amick and carried by the following roll call vote: ayes: Tim Baumann, Erin Iverson, Robert Kibler, Annette Mennem, Dustin Offerdahl, Robert Amick, Tanner Dockter, Kasper Ziegler; nays: None.

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

Mr. Diedrichsen reviewed the staff report.
The Commissioners had a discussion.
Chairman Offerdahl opened the public hearing to the public for testimony.
John, applicant, gave an explanation of the application.
Tiffanie Fettig, resident, had concerns about the area and environmental concerns.
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 Dockter and carried by the following roll call vote: ayes: Tim Baumann, Erin Iverson, Robert Kibler, Annette Mennem, Dustin Offerdahl, Robert Amick, Tanner Dockter, Kasper Ziegler; nays: None.

6. MISCELLANEOUS AND DISCUSSION ITEMS

Vice Chair Baumann had questions about parking requirements that had recently been discussed and the status.
Mr. Diedrichsen gave him an update.
Vice Chair Baumann requested more information be brought back on the parking issue across the city.
Staff informed the Commissioners that they would bring back ideas to the next meeting.

Vice Chair Baumann also requested staff look at road width requirements as well.

Vice Chair Baumann was also requesting an update annually for the 2040 Comprehensive Plan.
Mr. Billingsley informed the Commissioners that in December we could bring back a review.

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

Commissioner Kibler left at 6:10pm
Mr. Diedrichsen gave a brief overview of steps that would be taken once this amendment became active.

The FAA grants would be at stake without these amendments in place.

The motion to reopen the public comment section for text amendment 2.25 was initiated by Planning Commission Representative Baumann seconded by Planning Commission Representative Amick and carried by the following roll call vote: ayes: Tim Baumann, Erin Iverson, Annette Mennem, Dustin Offerdahl, Robert Amick, Tanner Dockter, Kasper Ziegler; nays: None.

Jose Castaneda, ND Senator, wanted to give the perspective of a professional pilot for the needs of these buffers.

Chairman Offerdahl closed the public comment.

The motion to reopen the public comment section for text amendment 2.25 was initiated by Planning Commission Representative Baumann seconded by Planning Commission Representative Amick and carried by the following roll call vote: ayes: Tim Baumann, Erin Iverson, Annette Mennem, Dustin Offerdahl, Robert Amick, Tanner Dockter, Kasper Ziegler; nays: None.

6.2. 2026 PLANNING COMMISSION SCHEDULE

Mr. Diedrichsen informed the Commissioners about the reason for wanting to change to the 2nd week of the month.

Commissioners voiced Tuesday's would work better.

The motion to approve 2nd Tuesday schedule was initiated by Planning Commission Representative Baumann seconded by Planning Commission Representative Mennem and carried by the following roll call vote: ayes: None; nays: None.

6.3. 2025 TERM EXPIRATIONS

Vice Chair Baumann and Commissioner Erickson were informed their terms expire the end of the year and they should send a letter to Mayor Jantzer by December 2nd, 2025 if they would choose to be reappointed.

7. ADJOURNMENT

With no further business, Chairman Offerdahl adjourned the meeting at 6:43 pm.



**Planning Commission
Staff Report**

Application Date: 09/26/2025
Date of Staff Report: 10/20/2025
Date of Planning Commission Meeting: 11/04/2025

Staff Contact: Doug Diedrichsen, Principal Planner
Staff Recommendation: Approval

Case Number: 2025-47
Project Name: Rowan Second Addition – Preliminary Plat
Current Legal Description: See the project description below.
Proposed Legal Description: Lot 1 through 6 of Rowan Second Addition to the City of Minot
Present Address: See the project description below.

Owners: CMF Builders, LLC
Representative: Dean Feist
Entitlements Requested: Major Subdivision Preliminary Plat

Present Zone(s): “R1” Single-Family Residential District
Present Use(s): Vacant lot
Uses Allowed in Present Zone(s): See Table 2.2 for allowed and conditionally permitted uses within each district.
Present Future Land Use Map Designation: Suburban Residential

Proposed Zone(s): No Change
Proposed Use(s): Vacant lot
Uses Allowed in Proposed Zone(s): See Table 2.2 for allowed and conditionally permitted uses within each district.
Proposed Future Land Use Map Designation: No Change

PROJECT DESCRIPTION:

Public hearing request by Dean Feist representing CMF Builders LLC, owner for a preliminary plat on a property zoned “R1” Single Family Residential District. The legal description for the property is Lots 1, 2, 3, 4, 5 and 6, of Rowan Addition to the City of Minot, Ward County, North Dakota.

The subject property address are 8, 12, 20, 100, 104 and 200 27th St. NW.

An aerial photo of the subject property can be found in **Exhibit 1**.

BACKGROUND INFORMATION:

The property owner seeks to rearrange 6 lots and with regards to their respective positions to 27th St NW. The proposed subdivision will not create any new lots, but will simply change their boundaries with respect to 27th St NW.

The preliminary plat can be found in **Exhibit 2**.

The zoning and future land use map designation of the subject property and surrounding area is provided in **Exhibit 3**.

Site photos are provided in **Exhibit 4**.

STAFF ANALYSIS:

Subdivision Design Standards:

Section 10.2-7 C. of the Land Development Ordinance of the City of Minot (LDO) covers the process of application and submittal for a major subdivision preliminary plat. The applicant has submitted the necessary application documents required per Section 10.2-7 C. 2. and noticing has been conducted as required per 9.2-1 (B) and (C).

Section 10.2-7. D. requires that staff's report consider the nature of the proposed development as prescribed within Section 10.2-5 relating to whether or not it meets the technical requirements of Article 10, and if not, whether any such requirements should be waived. To that end, staff provides the following guidance based on the various requirements of Chapter 10.3 – Design Standards:

Section 10.3-1, requiring the proposed subdivision to be designed in accordance with the standards of Chapter 10.3, the Land Development Ordinance as a whole, and a list of various other plans and codes, is satisfied.

Section 10.3-2 prohibits the approval of the subdivision of land that is unsuitable for development due to a variety of reasons. Staff finds the proposed preliminary layout, which proposes two lots, each with adequate terrain and access to be suitable for development. Staff finds Section 10.3-2 is satisfied.

Section 10.3-3. requires that a subdivision name not already be utilized elsewhere and spelled correctly. The name Rowan Second Addition has not yet been taken and is spelled correctly. Section 10.3-3. is satisfied.

Section 10.3-4. A-F. relating to Street Names and Numbering is not applicable, as there are no additional streets proposed via this subdivision.

The requirements of Section 10.3-11. relating to the design of the individual lots has been satisfied as those properties to be zoned meet the minimum lots size and dimensional standards for the “R1” Single-family residential district.

Section 10.3-12 is satisfied. This is a preexisting residential subdivision with a group of vacant lots that are unbuildable due to Right-of-Way issues. Section 10.3-12 1. D. On an individual basis with justification approved by the City Engineer or their designee applies.

Section 10.3-13. is satisfied. Section 10.3-13. A. is relating to the dedication of right-of-way, easements, and street widths. Right-of-way and street widths shall conform to Table 10.3-13 unless modified by the City Engineer or their designee. The City Engineer has added the condition that the roadway section (27th St NW) shall match existing roadway to the south (the width at the intersection of 27th St NW and W Central Ave).

Section 10.3-14 is satisfied. This section relates to sidewalks, which are required within the “R1” Single-family Residential District subdivision unless a recommendation from the City Engineer with Council approval waives this requirement. Sidewalks are required.

Section 10.3-15 related to public utilities is satisfied. City utilities are already present on in 27th St NW. Hookup fees will apply to all new developments.

Section 10.3-21 related to financial security for necessary infrastructure improvements will be addressed with a Developers Agreement and is satisfied.

Section 10.3-22 is satisfied, as the applicant is required to follow all City permitting processes for construction and meet all requirements as outlined in the Developers Agreement.

Comments:

1. There were no public comments at the time of writing this staff report.
2. The application was distributed to city departments and external public agencies within the City for review and comments were received. They are listed under Staff recommendations to the Planning Commission.

FINDINGS OF FACT:

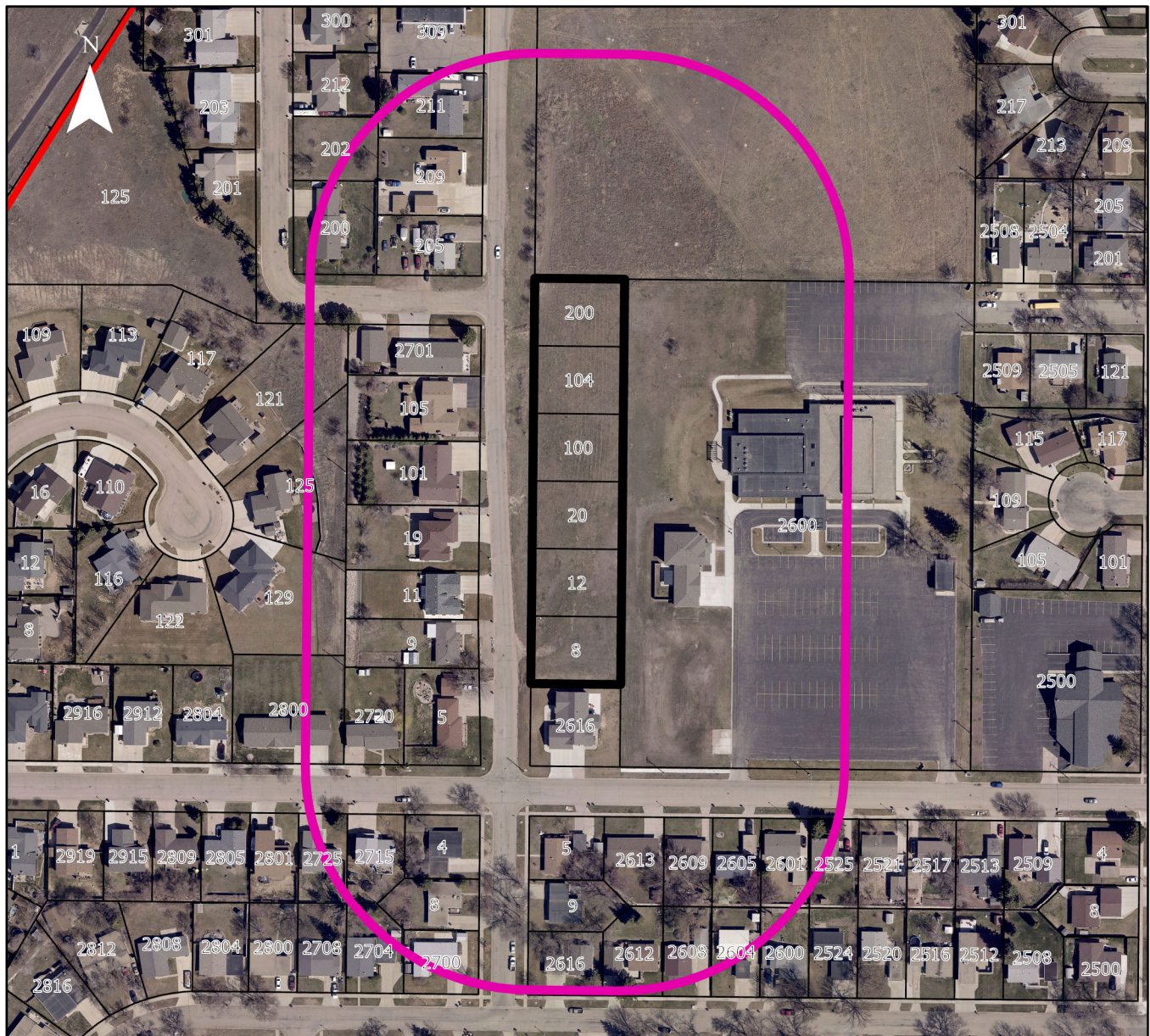
The Minot Planning Commission should accept the following findings of facts:

- 1) The applicants have submitted a complete application.
- 2) The property is zoned “R1” Single-Family Residential District on the Official Zoning Map and has a “Suburban Residential” designation on the Future Land Use Map of the 2040 Comprehensive Plan.
- 3) The applicant’s request is consistent with the bulk requirements of Chapter 2.6 – “R1” Single-family Residential District of the Land Development Ordinance of the City of Minot (LDO).
- 4) The applicable sections of Chapter 10.3 related to subdivision design are satisfied.
- 5) The Minot Planning Commission has the authority to recommend approval, with or without conditions, or recommend denial of the Major Subdivision Preliminary Plat. The public notice requirements were met, the hearing was legally noticed and posted, and the hearing was held and conducted under the requirements of North Dakota Century Code and Minot City ordinances.

STAFF RECOMMENDATION TO PLANNING COMMISSION:

Staff recommends the Planning Commission adopt staff findings of fact and recommend City Council approve the Major Subdivision Preliminary Plat for Rowan Second Addition with the following conditions:

- Roadway section shall match existing roadway to the south.
- Sewer connection fees are required for future development.
- Sidewalks are required.
- A Development Agreement must be recorded prior to recording the final plat.



0 150 300 600 Feet

- City Limits
- Two Mile Boundary
- Case # 2025-47
- Case # 2025-47 Notification Area

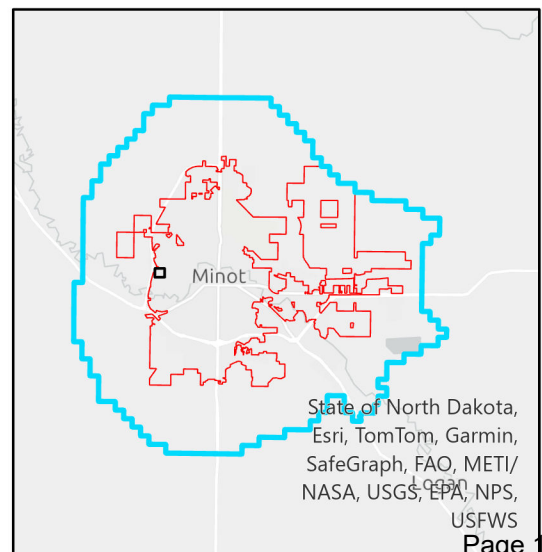
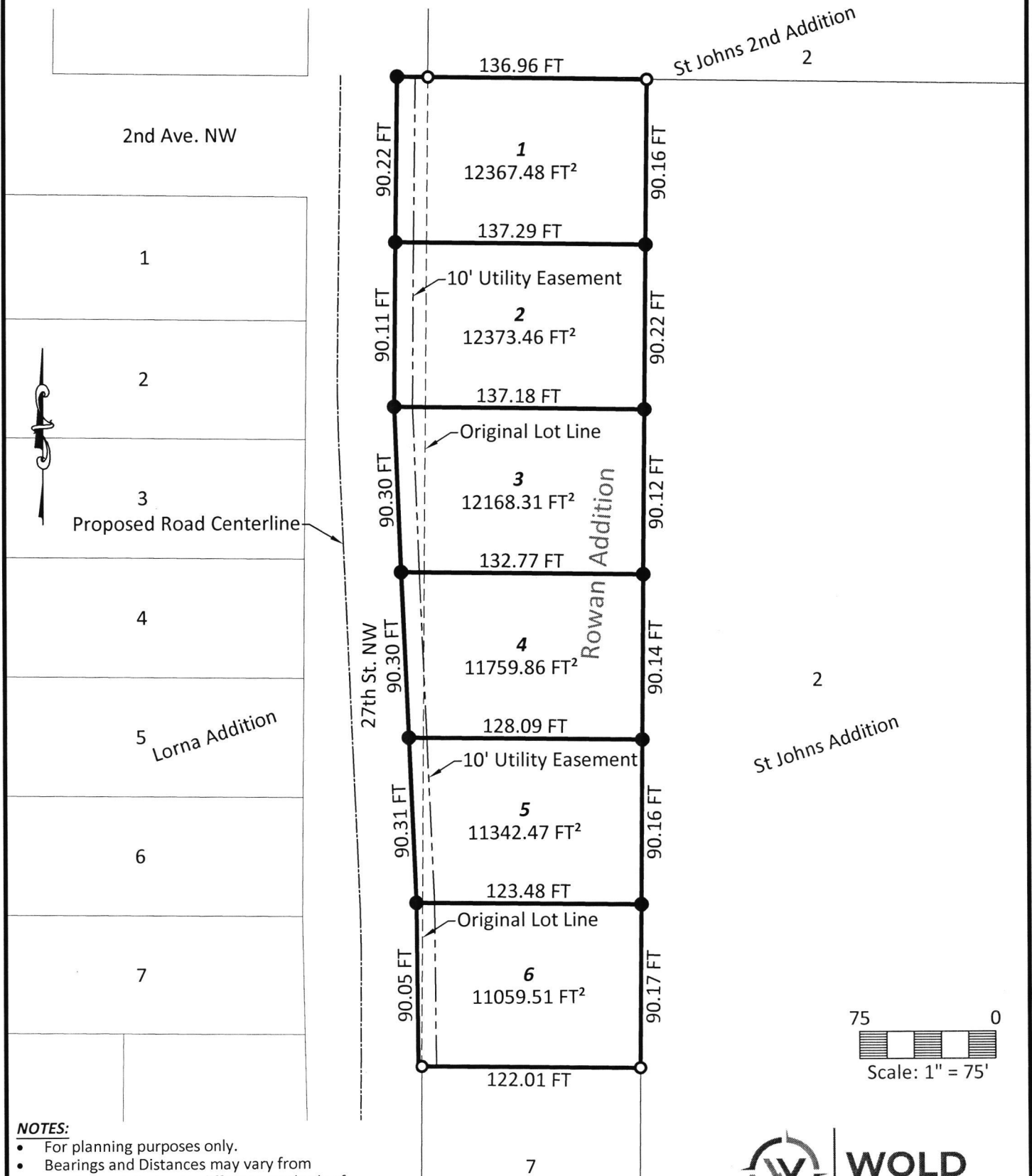


Exhibit 2

PRELIMINARY PLAT OF ROWAN SECOND ADDITION

BEING LOTS 1-6 OF ROWAN ADDITION,
TO THE CITY OF MINOT, NORTH DAKOTA



NOTES:

- For planning purposes only.
- Bearings and Distances may vary from previous plats due to different methods of measurement.
- Plat is subject to all prior easements of record.
- A 10' utility Easement is located on the street side of every lot and where noted.

- - Property Corners Found
- - Property Corners Proposed

75 0
Scale: 1" = 75'



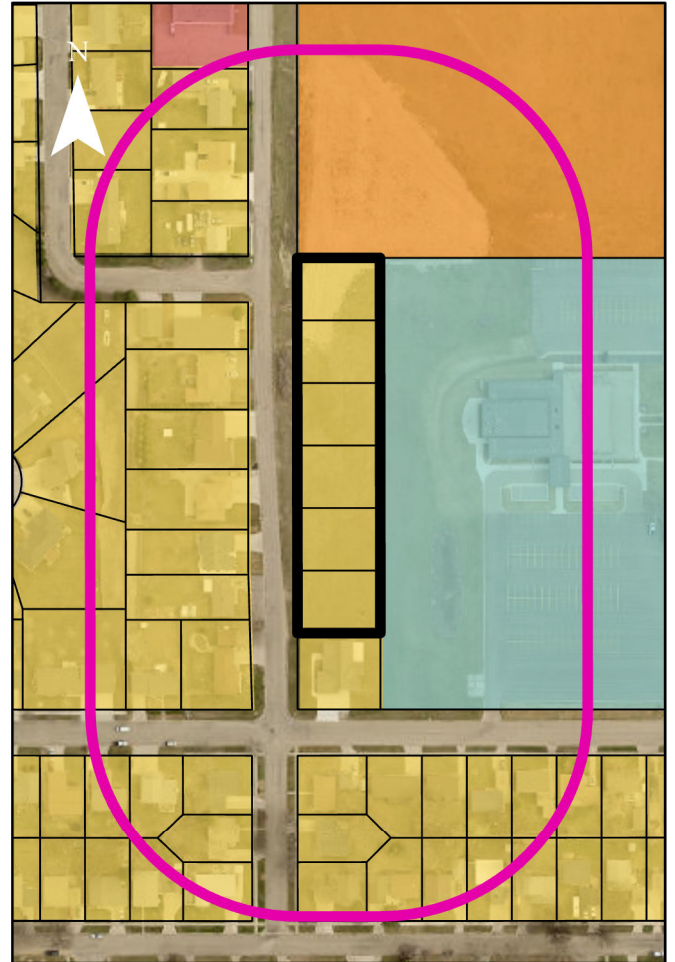
WOLD
ENGINEERING, P.C.

915 East 11th Street - PO Box 237 - Bottineau, ND 58318
110 8th Avenue Southwest - Minot, ND 58701
316 Eastdale Drive - PO Box 1277 - Bismarck, ND 58502

ZONING



FUTURE LAND USE



0 135 270 540 Feet

Zoning

	AG
	C2
	R1
	R2
	R3

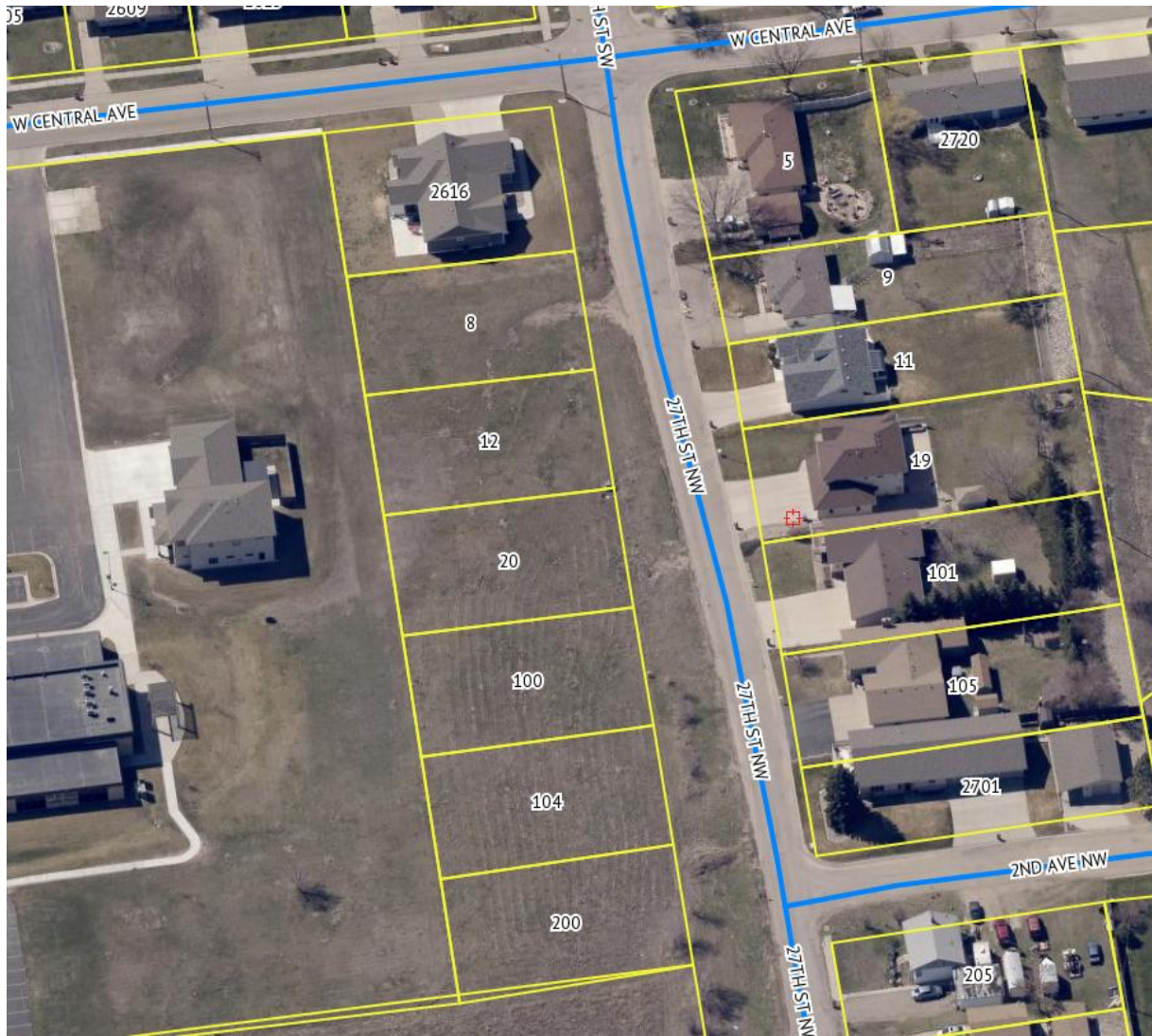
Both Maps

	Case # 2025-47
	Case # 2025-47 Notification Area

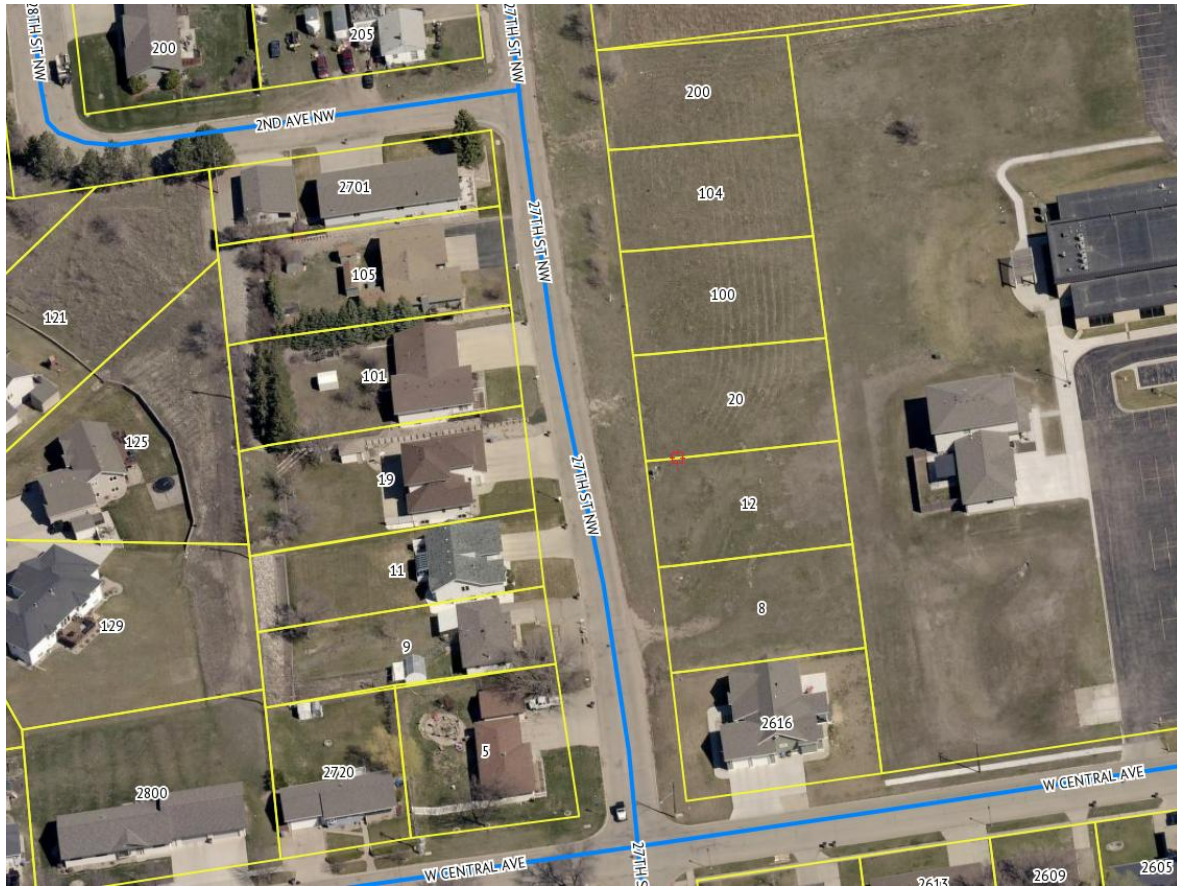
Land Use Type

	Public Institutional
	Suburban Residential
	Neighborhood Commercial
	Urban Residential

Exhibit 4 – Site Photos



Aerial View 1



Aerial View 2



Planning Commission Staff Report

Application Date: 09/29/2025
Date of Staff Report: 10/20/2025
Planning Commission Meeting: 11/04/2025

Staff Contact: Doug Diedrichsen, Principal Planner
Staff Recommendation: Approval

Case Number: 2025-48

Project Name: Whitetail Ridge 3rd Addition –
Prelim Plat, Zone Change

Current Legal Description: See Project
Description

Proposed Legal Description: Lots 1 & 2 of
Whitetail Ridge 3rd Addition to the City of Minot

Present Address: Unaddressed

Representative: Rob Berard, Ackerman Surveying

Owner: Troy and Linda Langmaack

Entitlements Requested: Preliminary Plat approval,
Zoning Map Amendment from “AG” Agricultural
District to “R1” Single-Family Residential District on Lot
1. Lot 2 Will remain “AG” Agricultural.

Present Zone(s): “AG” Agricultural District, “R1”
Single-family Residential District

Present Use(s): Vacant lot, Single family home

Uses Allowed in Present Zone(s): See Chapter 2.2
for allowed and conditionally permitted uses
within each district.

Present Future Land Use Map Designation: Rural
Residential

Proposed Zone(s): “R1” Single-family Residential
District lot 1, and “AG” Agricultural District lot 2

Proposed Use(s): No Change on Lot 2, expansion of
single-family residential on Lot 1

Uses Allowed in Proposed Zone(s): See Chapter 2.2 for
allowed and conditionally permitted uses within each
district

Proposed Future Land Use Map Designation: No
Change

PROJECT DESCRIPTION:

Public hearing request by Troy & Linda Langmaack, owner for a preliminary plat on a property zoned “R1” Single Family Residential District and “AG” Agricultural District. The applicant is also requesting a zoning map

amendment from “AG” Agricultural District to “R1” Single Family Residential District. The legal description for the property is Lot 14, Block 1, of Whitetail Ridge Addition to the City of Minot, Ward County, North Dakota and Outlot 8 of the SW ¼ NW ¼ Section 8, Township 155 North, Range 83 West, Ward County, North Dakota.

The subject property address is 5809 26th Ave NW.

An aerial map of the subject property may be found in **Exhibit 1**

BACKGROUND INFORMATION:

The property owner seeks to expand a single-family residential district. This will be an expansion of Whitetail Ridge Addition Lot 14 into Outlot 8. Whitetail Ridge 3rd Addition Lot 1 will be rezoned from “AG” Agricultural (AG) to “R1” Single-family Residential District. Whitetail Ridge 3rd Addition Lot 2 will stay “AG” Agricultural District.

The preliminary plat can be found in **Exhibit 2**.

The zoning and future land use map are provided in **Exhibit 3**.

Site photos are provided in **Exhibit 4**.

STAFF ANALYSIS:

Subdivision Design Standards:

Section 10.2-7 C. of the Land Development Ordinance of the City of Minot (LDO) covers the process of application and submittal for a major subdivision preliminary plat. The applicant has submitted the necessary application documents required per Section 10.2-7 C. 2. and noticing has been conducted as required per 9.2-1 (B) and (C).

Section 10.2-7. D. requires that staff’s report consider the nature of the proposed development as prescribed within Section 10.2-5 relating to whether or not it meets the technical requirements of Article 10, and if not, whether any such requirements should be waived. To that end, staff provides the following guidance based on the various requirements of Chapter 10.3 – Design Standards:

Section 10.3-1, requiring the proposed subdivision to be designed in accordance with the standards of Chapter 10.3, the Land Development Ordinance as a whole, and a list of various other plans and codes, is satisfied.

Section 10.3-2 prohibits the approval of the subdivision of land that is unsuitable for development due to a variety of reasons. Staff finds the proposed preliminary layout, which proposes two lots, each with adequate terrain and access to be suitable for development. Staff finds Section 10.3-2 is satisfied.

Section 10.3-3. requires that a subdivision name not already be utilized elsewhere and spelled correctly. The name Whitetail Ridge 3rd Addition has not yet been taken and is spelled correctly. Section 10.3-3. is satisfied.

Section 10.3-4. A-F. relating to Street Names and Numbering is not applicable, as there are no additional streets proposed via this subdivision.

The requirements of Section 10.3-11. relating to the design of the individual lots has been satisfied.

Section 10.3-12 relating to block design is not applicable.

The requirements of Section 10.3-13. A. relating to the dedication of right-of-way, easements, and street widths is satisfied.

Sections 10.3-14 relates to sidewalks, Section 10.3-14 is satisfied.

Section 10.3-15 related to public utilities is satisfied. Any expansion or connection to public utilities would be at the expense of the developer. Connection fees would apply at the rate set for this district, to be collected at the time of building permit application.

Section 10.3-21 related to financial security for necessary infrastructure improvements is not applicable.

Section 10.3-22 is satisfied, as the applicant is required to follow all City permitting processes for construction.

Zoning Map Amendment Analysis:

Section 9.1-7 of the Minot Land Development Code provides the procedures for amending the official zoning map of the City of Minot. Section 9.2 provides the noticing requirements for public hearings held by the Planning Commission. Section 9.1-7 D. recognizes that the future land use map may need to be amended to support any rezoning request. The applicant has submitted the necessary application documents required per Section 9.1-7 C. and noticing has been conducted as required per Section 9.2.

The subject property future land use designation is Rural Residential, which aligns with the proposed zone change to "R1" Single Family Home District for the realignment of Lot 1. Staff finds no future land use map amendment is necessary.

Section 9.1-7 E. 2. requires the Planning Commission to provide findings of fact to ensure the criteria included in Section 9.1-7 H. has been satisfied in order to support any recommendation regarding any proposed changes to the zoning map or Future Land Use Map. Staff provides the following guidance:

Section 9.1-7 H. relates to whether or not the proposed zoning map amendment is justified due to a change in conditions, error in the zoning map, or by in order to fulfill the future land use map of the Comprehensive Plan.

The request stems from an effort to realign lots that currently align zoning with the Future Land Use Map, as the “R1” Single Family Home District is a complimentary zone to the Rural Residential designation on the FLU map and with the change being a realignment of the property boundaries. Section 9.1-7 H. 1 is satisfied.

The City and other agencies will be able to provide necessary public services and facilities to serve the proposed development. Section 9.1-7 H. 2 is satisfied.

Section 9.1-7 H. 3 requires that the proposed zoning map amendment will not substantially diminish the condition or value of property in the vicinity. Staff finds no evidence that the zoning map amendment to “R1” Single Family Home District will diminish the condition or value of property within the vicinity. The adjacent properties have primarily been developed with single family homes or agricultural uses. Section 9.1-7. H. 3. is satisfied.

Section 9.1-7. H. 4. requires the zoning change to be consistent with the purpose of the Land Development Ordinance of the City of Minot, the Comprehensive Plan, and other adopted plans and policies of the City. The proposed development must comply with all development standards within the Land Development Ordinance of the City of Minot and the zoning map amendment aligns with the future land use designation of Rural Residential in the City of Minot 2040 Comprehensive Plan. Therefore, Section 9.1-7. 4. is satisfied.

Comments:

1. There were no public comments at the time of writing this staff report.
2. The application was distributed to city departments and external public agencies within the City for review and the following comment was received:
 - a. City of Minot Engineering Department
 - i. regulatory floodplain must be shown on final plat

FINDINGS OF FACT:

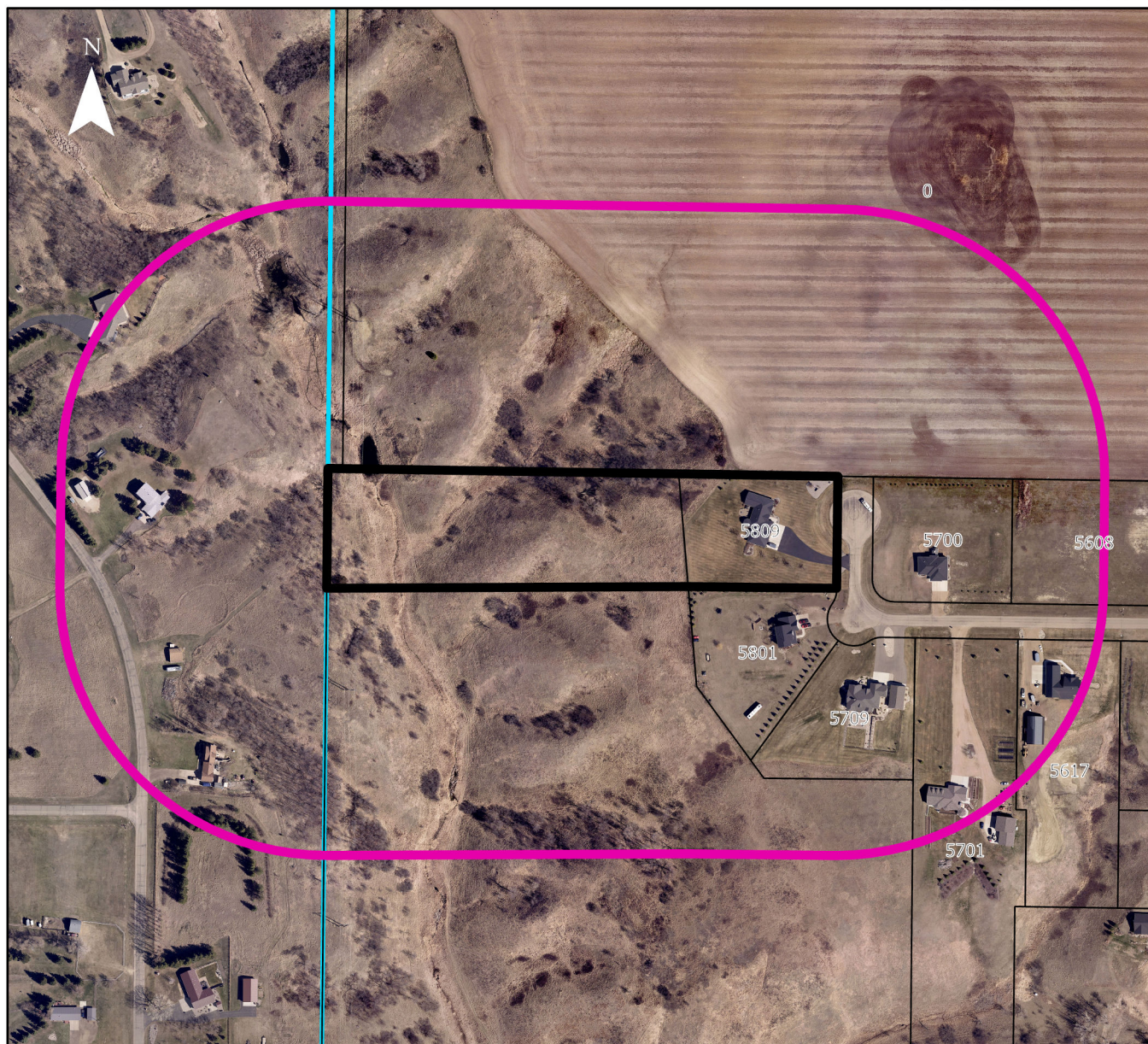
The Minot Planning Commission should accept the following findings of facts:

- 1) The applicants have submitted a complete application for preliminary plat and zoning map amendment.
- 2) The applicant’s request is consistent with the bulk requirements of Chapter 2.6 – “R1” Single Family Home District of the Land Development Ordinance of the City of Minot (LDO).
- 3) The applicable sections of Chapter 10.3 related to subdivision design are satisfied.
- 4) The present zoning is “R1” Single Family Home District & “AG” Agricultural District.
- 5) The City of Minot 2040 Comprehensive Plan Future Land Use Map designates this area as Rural Residential.
- 6) Section 9.1-7 H. 1. is satisfied, as the FLU map denotes this area as Rural Residential and the proposal is to zone the property as “R1” Single Family Home District is in alignment with the FLU map designation.

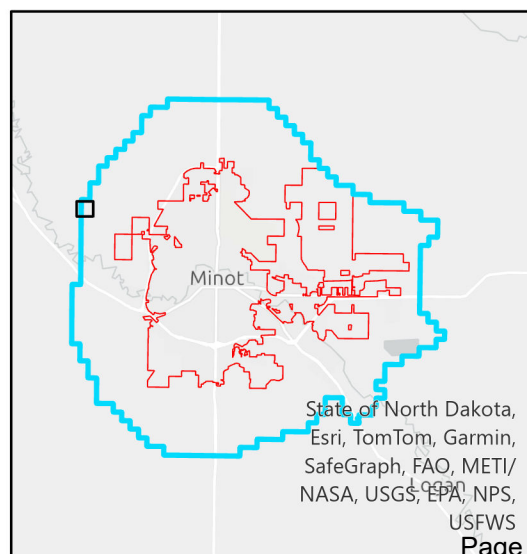
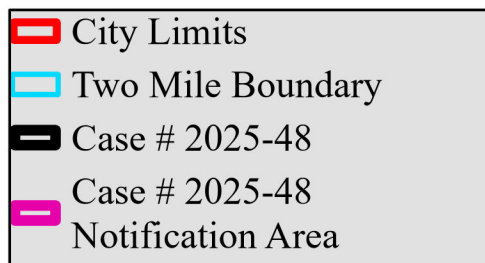
- 7) Section 9.1-7 H. 2 is satisfied, as the City and other public agencies will be able to provide services to support the request.
- 8) Section 9.1-7 H. 3 is satisfied, as there exists no evidence that the proposed development will substantially diminish the condition or value of property in the vicinity.
- 9) The zoning map amendment is consistent with the purpose of the Minot Land Development Ordinance and other adopted policies of the City per Section 9.1-7 H. 4.
- 10) The Minot Planning Commission has the authority to hear this case and provide a recommendation to City Council whether it be approved or denied. The public notice requirements were met, the hearing was legally noticed and posted, and the hearing was held and conducted under the requirements of North Dakota Century Code and Minot City ordinances.

RECOMMENDATION:

Staff recommends the Planning Commission adopt the staff findings of fact and recommend approval to City Council for a zoning map amendment from “Ag” Agricultural District to “R1” Single Family Home District and Planning Commission recommend approval of the preliminary plat without conditions.



0 250 500 1,000 Feet



PRELIMINARY PLAT OF
WHITETAIL RIDGE 3RD ADDITION
 TO THE CITY OF MINOT, NORTH DAKOTA
 (BEING LOT 1, ABEL ACRES ADDITION AND LOT 14, BLOCK 1,
 WHITETAIL RIDGE TO THE CITY OF MINOT, NORTH DAKOTA)

LOT BREAKDOWN
 LOT 1 = 304969.75 SQ.FT.
 LOT 2 = 2181335.53 SQ.FT.
 TOTAL = 2486305.28 SQ.FT.
 OR 57.08 ACRES

NW1/4SW1/4
 SEC. 8-155-83

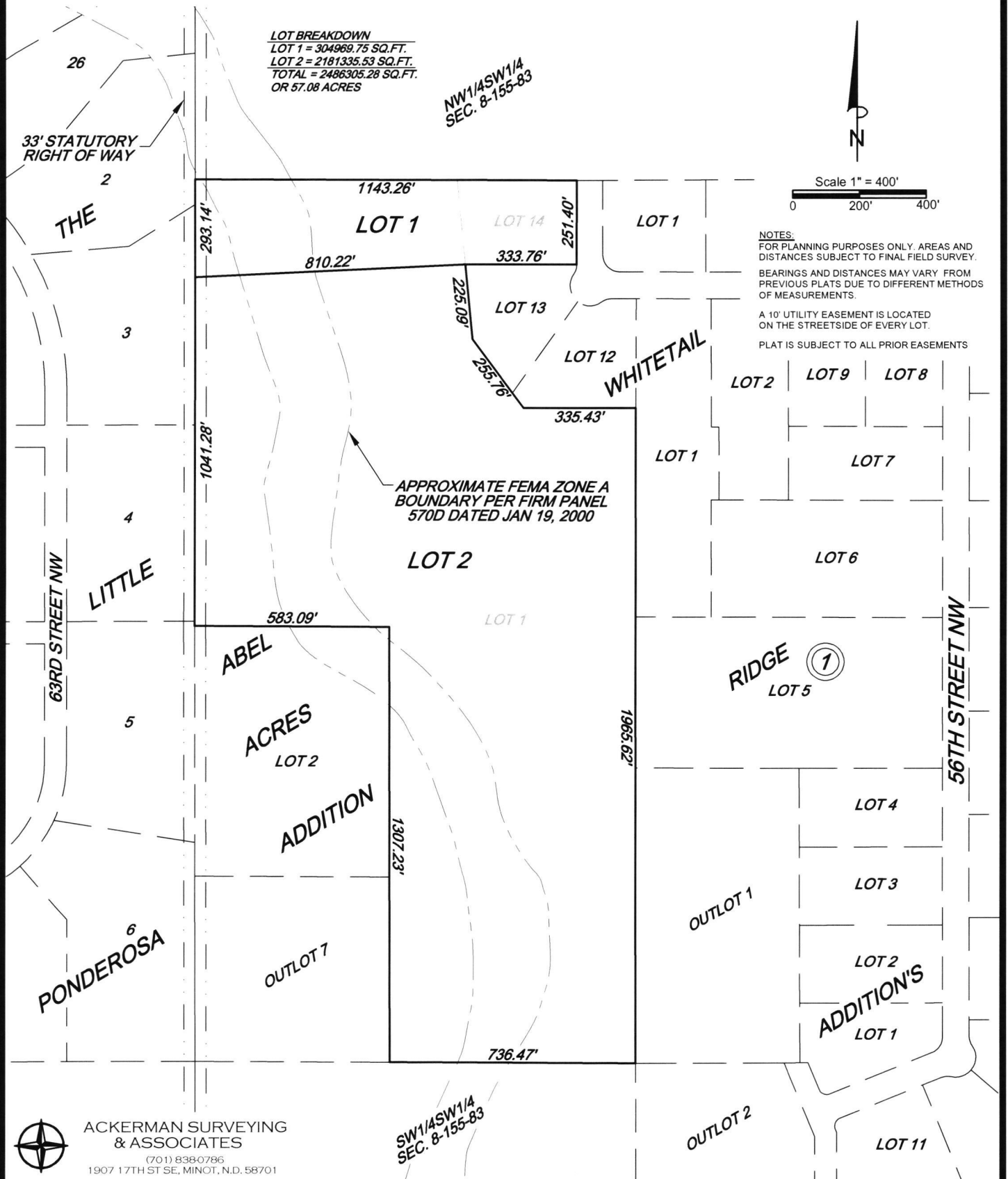


Scale 1" = 400'
 0 200' 400'

NOTES:
 FOR PLANNING PURPOSES ONLY. AREAS AND
 DISTANCES SUBJECT TO FINAL FIELD SURVEY.
 BEARINGS AND DISTANCES MAY VARY FROM
 PREVIOUS PLATS DUE TO DIFFERENT METHODS
 OF MEASUREMENTS.

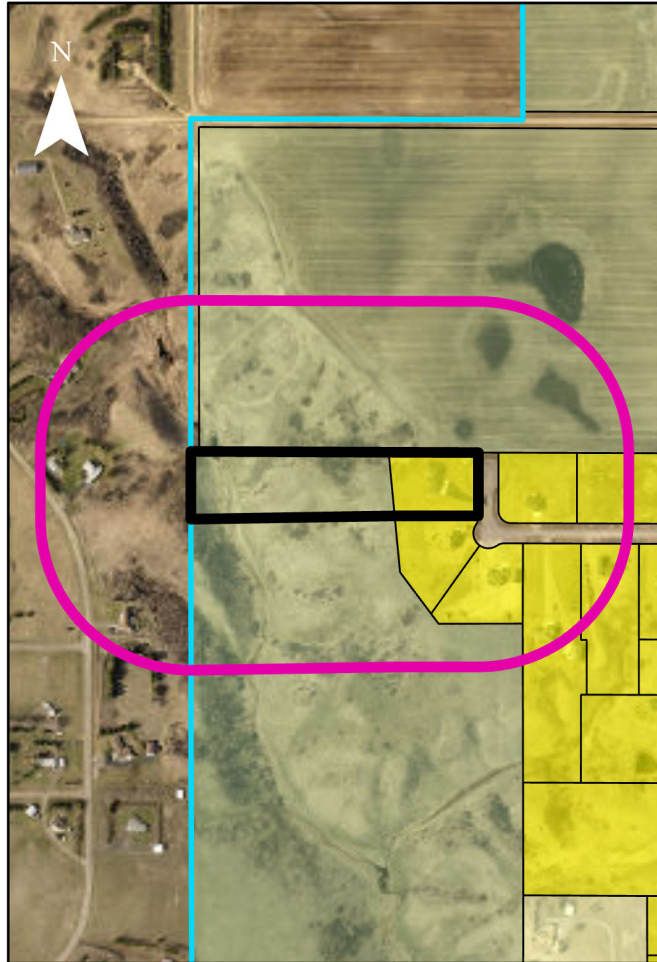
A 10' UTILITY EASEMENT IS LOCATED
 ON THE STREETSIDE OF EVERY LOT.

PLAT IS SUBJECT TO ALL PRIOR EASEMENTS

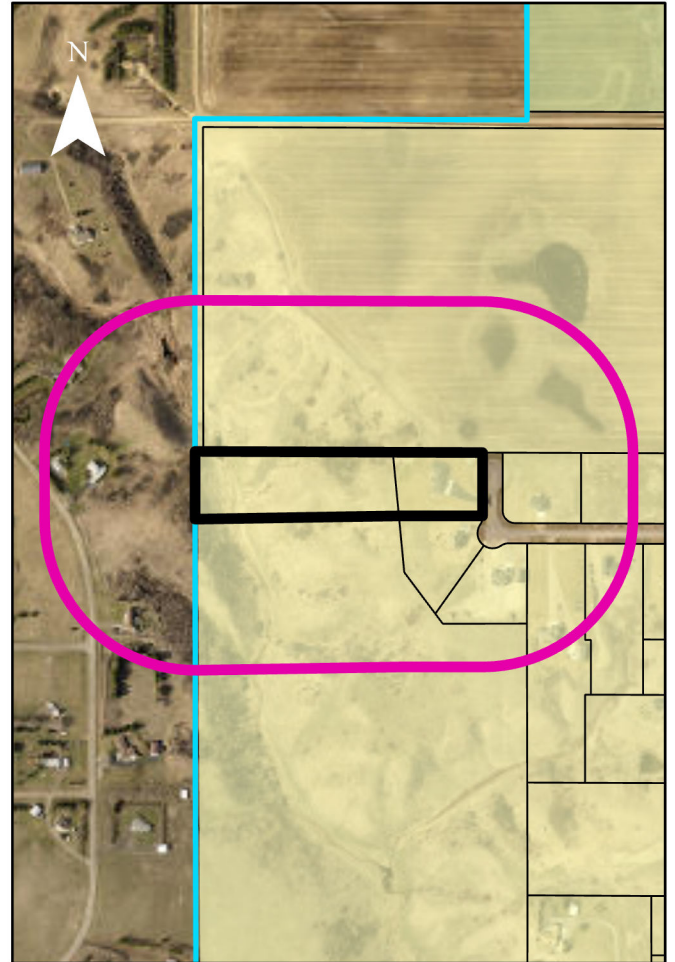


ACKERMAN SURVEYING
 & ASSOCIATES
 (701) 838-0786
 1907 17TH ST SE, MINOT, N.D. 58701

ZONING



FUTURE LAND USE



0 360 720 1,440 Feet

Zoning

	AG
	R1
	RR

Both Maps

	Case # 2025-48
	Case # 2025-48 Notification Area

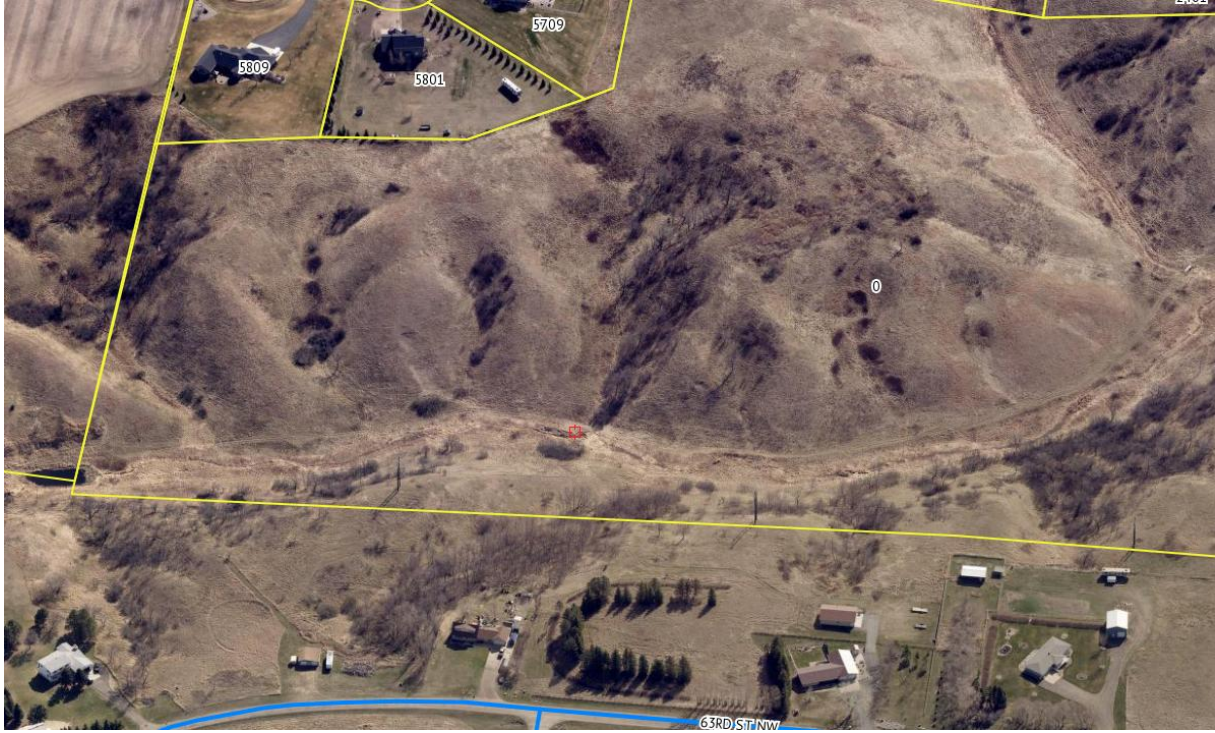
Land Use Type

	Agricultural and Open Space
	Rural Residential

Exhibit 4 – Site Photos



Aerial View 1



Aerial View 2