

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.