



Regular Planning Commission Meeting
Tuesday, December 2, 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. APPROVAL OF MINUTES
 - 4.1. APPROVAL OF THE NOVEMBER 2025 REGULAR MEETING MINUTES
5. PUBLIC HEARING

5.1. CASE #2025-50 - LAKEVIEW 5TH ADDITION - PRELIMINARY PLAT,
ZONING MAP AMENDMENT

Public hearing request by Matt Watne representing Five Star Holdings, LLC, owner for a preliminary plat on a property zoned "C1" Neighborhood Commercial District and "R3B" Multiple Residence District. The applicant is also requesting a zoning map amendment from "R3B" Multiple Residence District to "C1" Neighborhood Commercial District. The legal description for the property is Lakeview Addition S44' & Adjacent N10' of Vacated Alley of Lot 1 Block 22, Lakeview Addition N59' of E120' Lot 2 & Adjacent S10' of Vacated Alley Block 22, Lakeview Addition N38' of S91' of E120' of Lot 2 Block 22 Lakeview Addition Oen's S/D Port LT2 BLK 22 LT3 & Port of Vacated Alley & E2' of N30' & E10' of S20' LT3 Block 22 Lakeview Less Parcel F4, Ward County, North Dakota.

The subject property address is 505, 507, 509, 513 and 515 3rd St. NE & 213 4th Ave NE

5.2. CASE #2025-52 - 1920 VALLEY ST - ZONING MAP AMENDMENT

Public hearing request by Taylor Picard, representing Picard Excavation INC., owner for a zoning map amendment from "C2" General Commercial District to "M1" Light Industrial District. The legal description for the property is Outlot 48

of NE ¼ NW ¼ Section 30, Township 155 North, Range 82 West, Ward County, North Dakota.

The subject property address is 1920 Valley St.

5.3. CASE #2025-53 - ALMY 2ND ADDITION - PRELIMINARY PLAT, ZONING MAP AMENDMENT

Public hearing request by Cory & Tracy Almy owner for a preliminary plat on a property zoned "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 NW ¼ SW ¼ Outlots 3 & 10, Lot 1 Almy Addition to the City of Minot Section 32, Township 155 North, Range 82 West, Ward County, North Dakota.

The subject property address is unassigned.

6. MISCELLANEOUS AND DISCUSSION ITEMS

6.1. PUBLIC COMMENT DISCUSSION

7. ADJOURNMENT