

On November 4, 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, Robert Kibler, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Bradly Wolff, Robert Amick, Tanner Dockter, Kasper Ziegler

Members Absent: Erin Iverson, Kayla Johnson, Darrik Trudell, Casey Erickson

City Staff Present: Tom Joyce (City Manager), Corbin Dickerson (Assistant City Attorney), Lance Meyer (City Engineer), Jennifer Kleen (Public Information Officer), Brian Billingsley (Community & Economic Development Director), Doug Diedrichsen (Principal Planner), Dan Falconer (Assistant Planner), Hannah Hornberger (Planning Admin)

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

The motion to approve the October 2025 Regular Meeting Minutes was initiated by Planning Commission Representative Baumann seconded by Planning Commission Representative Mennem and carried by the following roll call vote: ayes: Tim Baumann, Robert Kibler, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Bradly Wolff, Robert Amick, Tanner Dockter, Kasper Ziegler; nays: None.

5. PUBLIC HEARING

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

Mr. Diedrichsen reviewed the staff report.

The Commissioners had a discussion.

Staff answered Commissioners questions.

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 findings of fact and recommendation was initiated by Planning Commission Representative Baumann seconded by Planning Commission Representative Kibler and carried by the following roll call vote: ayes: Tim Baumann, Robert Kibler, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Bradly Wolff, Robert Amick, Tanner Dockter, Kasper Ziegler; nays: None.

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

PRELIMINARY PLAT

Mr. Diedrichsen reviewed the staff report.

The Commissioners had a discussion.

Staff answered Commissioners questions.

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 findings of fact and recommendation was initiated by Ziegler seconded by Wolff and carried by the following roll call vote: ayes: Tim Baumann, Robert Kibler, Annette Mennem, Dustin Offerdahl, Serena Pontenila, Bradly Wolff, Robert Amick, Tanner Dockter, Kasper Ziegler; nays: None.

6. MISCELLANEOUS AND DISCUSSION ITEMS

6.1. COMMERCIAL DAYCARES IN RESIDENTIAL AREAS

Mr. Diedrichsen reviewed the Childcare Committee's request.

The Commissioners and staff had a discussion.

Areas of concern: Traffic Impact, Noise Impact, Housing Impact

If Commissioners deemed this appropriate, each daycare would need a conditional use permit.

6.2. 2040 COMPREHENSIVE PLAN UPDATE

Mr. Falconer gave the Commissioners an update.

The Commissioners and staff had a discussion.

6.3. PARKING MINIMUMS

Mr. Falconer gave an update.

The Commissioners and staff had a discussion.

7. ADJOURNMENT

With no further business, Chairman Offerdahl adjourned the meeting at 6:37 pm.