



Regular Planning Commission Meeting

Tuesday, January 13, 2026, 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 DECEMBER 2025 REGULAR MEETING MINUTES
5. PUBLIC HEARING
 - 5.1. CASE #2026-01 - RAMSTADS 2ND ADDITION LOTS 10 & 11, BLOCK 2 - ZONING MAP AMENDMENT

Public hearing request by Justin Ronyak, representing CXL, LLC, owner for a request of a zoning map amendment on a property zoned "M2" Heavy Industrial District with the requested rezoning to "CBD" Central Business District. The legal description for the property is Lots 10 & 11, Block 2 Ramstads Second Addition to the City of Minot, Ward County, North Dakota

The subject property address is 301 E Central Ave.

- 5.2. CASE #2026-02 - LOTS 1 & 2 KELLERS 2ND ADDITION - PRELIMINARY PLAT, ZONING MAP AMENDMENT

Public hearing request by Ron Keller, owner for a request of a zoning map amendment and preliminary plat on a property zoned "AG" Agricultural District with the requested rezoning to "RR" Rural Residential District. The legal description for the property is Lot 1 Keller's Addition to the City of Minot, Ward County, North Dakota.

The subject property address is 1900 Sunset Ridge Rd SE.

6. ACTION ITEMS

- 6.1. CHAIR & VICE CHAIR APPOINTMENTS
- 7. MISCELLANEOUS AND DISCUSSION ITEMS
- 8. ADJOURNMENT

INTRO

The Planning Commission evaluates land use applications for compliance with the standards and procedural requirements outlined within the Zoning Supplement to the City of Minot (Zoning Code) and North Dakota Century Code. Further, the Planning Commission is tasked to ensure development within the City of Minot aligns with the City of Minot 2012 Comprehensive Plan (Comprehensive Plan).¹

Planning Department staff are assigned to support the Planning Commission by reviewing applications for compliance with the Zoning Code and alignment with the Comprehensive Plan. Staff summarizes this information to the Planning Commission in the form of written staff reports, which include a recommendation. Oral presentations summarizing a staff report and any additional information obtained since the date said staff report was written is provided as determined necessary by the Planning Commission.

Planning Commission is not required to follow City staff recommendation. However, a deviation from staff's recommendation may require clarification to the findings of fact along with clearly stated reasoning for any alternative recommendation.

Finally, staff is not able to anticipate all information entered into the record via Planning Commissioner discussion or provided by the public during the open public comment period. Staff is available to answer any questions which may arise through discussion.

The Planning Commission renders a decision for variances, interim use permits, and conditional use permits that may be appealed to City Council. The Planning Commission provides recommendations to City Council for all other land use applications.

DECORUM

Persons attending public hearings are expected to conduct themselves with decorum to assure fairness and equity in the proceedings. Participants must:

- Step to the podium/microphone each time you wish to be recognized by the Planning Commission to offer a comment, or to ask or answer a question, and state your name for the record. To ensure minutes of the meeting accurately reflect the individual for which statements are made a sign-in sheet is provided at the podium for those wishing to speak.
- Address all testimony, comments and questions to the Chair of the Commission and not the other participants, the applicant, or the staff. The Chair of the Commission will determine the appropriateness of all questions and when and where to direct them.
- Allow others in attendance an opportunity to present their testimony. Do not interrupt the proceedings with applause, heckling, outbursts or other disruptive behavior.
- Address the issues and application that are before the Commission. These proceedings are not the forum to discuss the appropriateness of particular land use policies, regulations, or alternatives.
- Please silence your phones or set them to vibrate at this time.

¹ Per N.D.C.C 40-48-09, the basic purpose of the plan:

...The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs, which, in accordance with present and future needs, best will promote the amenities of life, health, safety, morals, order, convenience, prosperity, and general welfare as well as efficiency and economy in the process of development, including adequate provision for light and air, distribution of population, good civic design and arrangement, wise and efficient expenditure of public funds, the adequate provision of public utilities and other public requirements, the improvement and control of architecture, and the general embellishment of the area under its jurisdiction.

On December 2, 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 05:28 PM.

1. ROLL CALL

Members Present: Tim Baumann, Erin Iverson, Robert Kibler, Annette Mennem, Dustin Offerdahl, Robert Amick, Kasper Ziegler

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

Others Present: Matt Watne

City Staff Present: Tom Joyce, Corbin Dickerson, Emily Huettl, Brian Billingsley, Hannah Hornberger, Doug Diedrichsen

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

The motion to approve the November 2025 regular meeting minutes was initiated by Planning Commission Representative Amick seconded by Ziegler and carried by the following roll call vote: ayes: Tim Baumann, Erin Iverson, Robert Kibler, Annette Mennem, Dustin Offerdahl, Robert Amick, Kasper Ziegler; nays: None.

5. PUBLIC HEARING

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

Mr. Diedrichsen reviewed the staff report.

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

Matt Watne, applicant, gave an overview of the property.

Chairman Offerdahl closed the public hearing.

The motion to approve based on staff's recommendation 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, Kasper Ziegler; nays: None.

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

Mr. Diedrichsen 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 finding of fact 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, Kasper Ziegler; nays: None.

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

Mr. Diedrichsen 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 finding of fact was initiated by Planning Commission Representative Amick seconded by Ziegler and carried by the following roll call vote: ayes: Tim Baumann, Erin Iverson, Robert Kibler, Annette Mennem, Dustin Offerdahl, Robert Amick, Kasper Ziegler; nays: None.

6. MISCELLANEOUS AND DISCUSSION ITEMS

Chairman Offerdahl reminded commissioners that starting January the meetings will move to the 2nd week of the month.

Mr. Billingsley thanked Corbin Dickerson for serving the Planning Commission as he will be starting a new adventure with a new organization.

6.1. PUBLIC COMMENT DISCUSSION

Commissioner Amick had concerns that we should have a portion of the meeting at the end for a public comment period for people to talk about any planning issues.

Commissioner Kibler is in favor.

Commissioner Baumann recommended having a time limit to mimic City Council.

Chairman Offerdahl agreed as well, just agreeing to have a time limit.

Mr. Diedrichsen recommended staff meet with the legal department about setting rules.

Chairman Offerdahl directed staff to meet with legal and bring back rules at the January meeting and will plan to start a public comment period starting in February.

7. ADJOURNMENT

With no further business, Chairman Offerdahl adjourned the meeting at 5:57 pm.



**Planning Commission
Staff Report**

Application Date: 11/18/2025 Date of Staff Report: 12/20/2025 Planning Commission Meeting: 01/13/2026		Staff Contact: Doug Diedrichsen, Principal Planner Staff Recommendation: Approval	
Case Number: 2026-01 Project Name: Ramstads 2nd Addition Lots 10 & 11, Block 2 - Zone Change Current Legal Description: See Project Description Proposed Legal Description: No Change Present Address: 301 E Central Ave		Representative: Justin Ronyak Owner: CXL, LLC Entitlements Requested: Zoning Map Amendment from “M2” Heavy Industrial District to “CBD” Central Business District	
Present Zone(s): “M2” Heavy Industrial District Present Use(s): Vacant Commercial Property 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: Downtown Fringe		Proposed Zone(s): “CBD” Central Business District Proposed Use(s): Downtown Commercial 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 Justin Ronyak, representing CXL, LLC, owner for a request of a zoning map amendment on a property zoned “M2” Heavy Industrial District with the requested rezoning to “CBD” Central Business

District. The legal description for the property is Lots 10 & 11, Block 2 Ramstads Second Addition to the City of Minot, Ward County, North Dakota

The subject property address is 301 E Central Ave.

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

BACKGROUND INFORMATION:

The property owner seeks to rezone the property to align with the Comprehensive Plan Future Land Use Map. The Owner also seeks to take advantage of redevelopment programs available to downtown properties.

The zoning and future land use map are provided in **Exhibit 2**.

Site photos are provided in **Exhibit 3**.

STAFF ANALYSIS:

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 Downtown Fringe, which aligns with the proposed zone change to “CBD” Central Business District. 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 with the Future Land Use Map, as the “CBD” Central Business District is a complimentary zone to the Downtown Fringe designation on the FLU map. 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 “CBD”

Central Business District will diminish the condition or value of property within the vicinity. The adjacent properties have primary been developed with downtown commercial 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 Downtown Fringe in the City of Minot 2040 Comprehensive Plan. Therefore, Section 9.1-7.H 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 no comment was received.

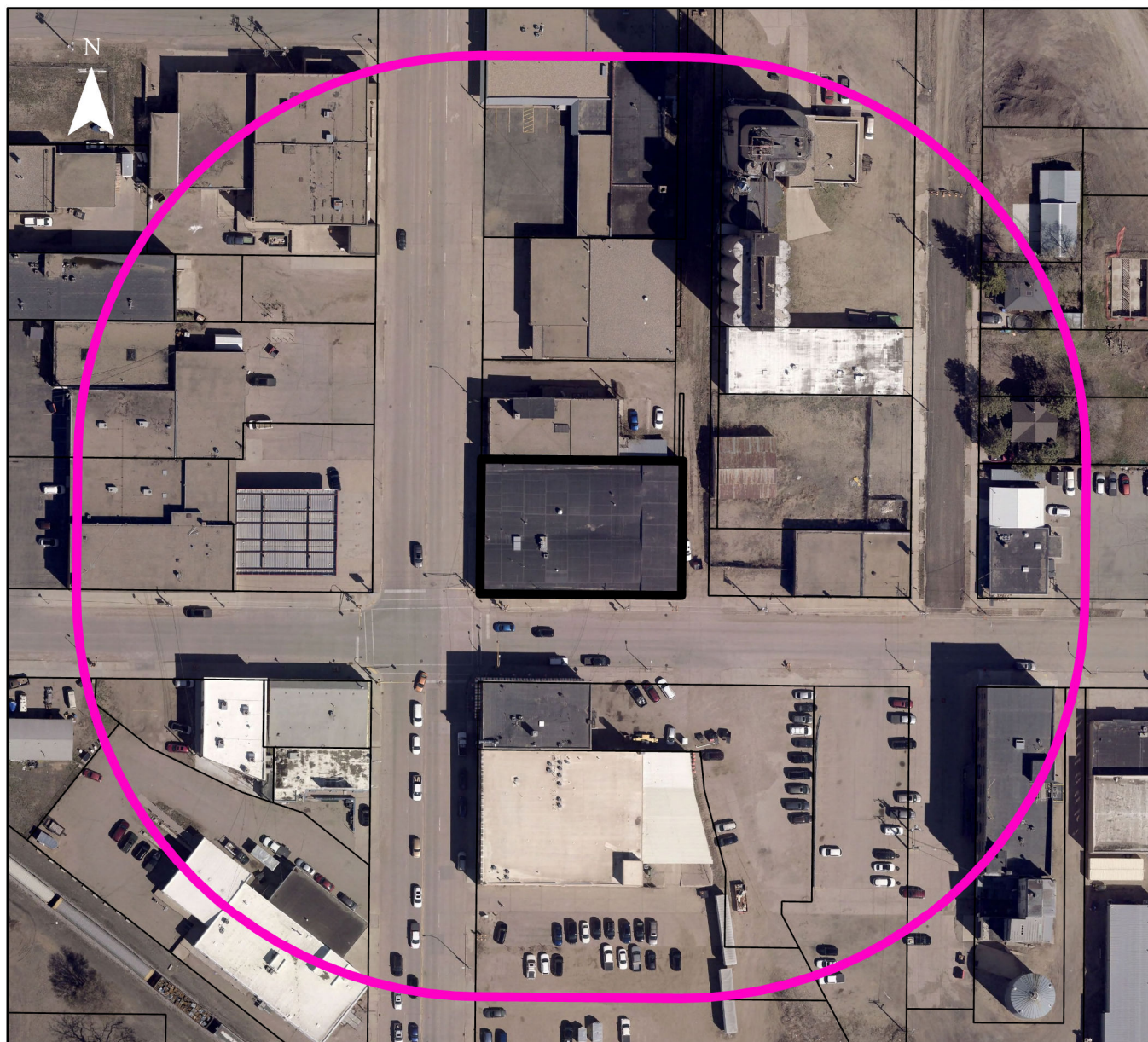
FINDINGS OF FACT:

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 present zoning is “M2” Heavy Industrial District.
- 3) The City of Minot 2040 Comprehensive Plan Future Land Use Map designates this area as Downtown Fringe.
- 4) Section 9.1-7 H. 1. is satisfied, as the FLU map denotes this area as Downtown Fringe and the proposal is to zone the property as “CBD” Central Business District is in alignment with the FLU map designation.
- 5) 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.
- 6) 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.
- 7) 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.
- 8) 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.

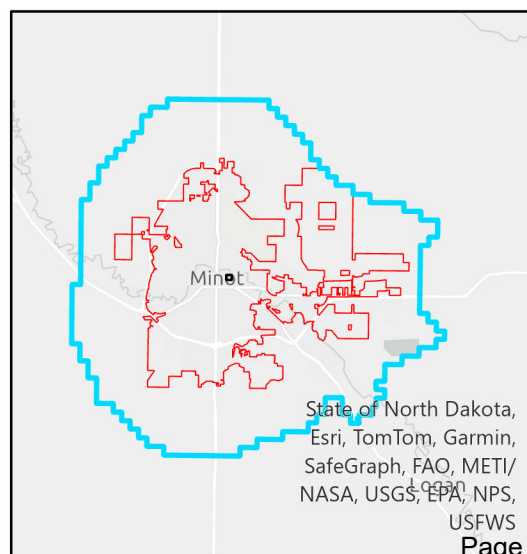
RECOMMENDATION:

Staff recommends the Planning Commission adopt the staff findings of fact and recommend approval to City Council for a zoning map amendment from “M2” Heavy Industrial District to “CBD” Central Business District.

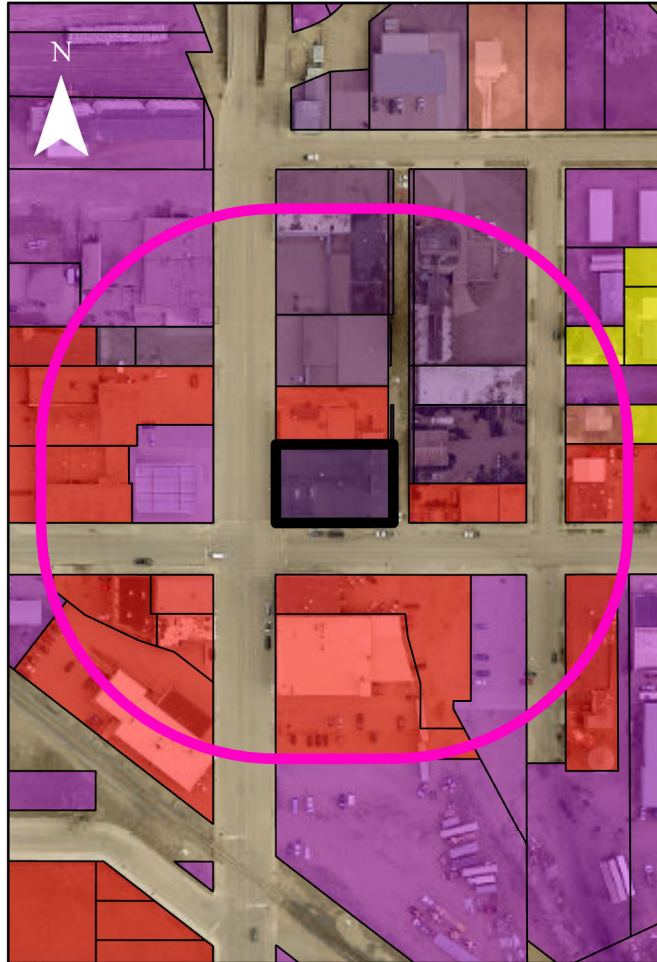


0 85 170 340 Feet

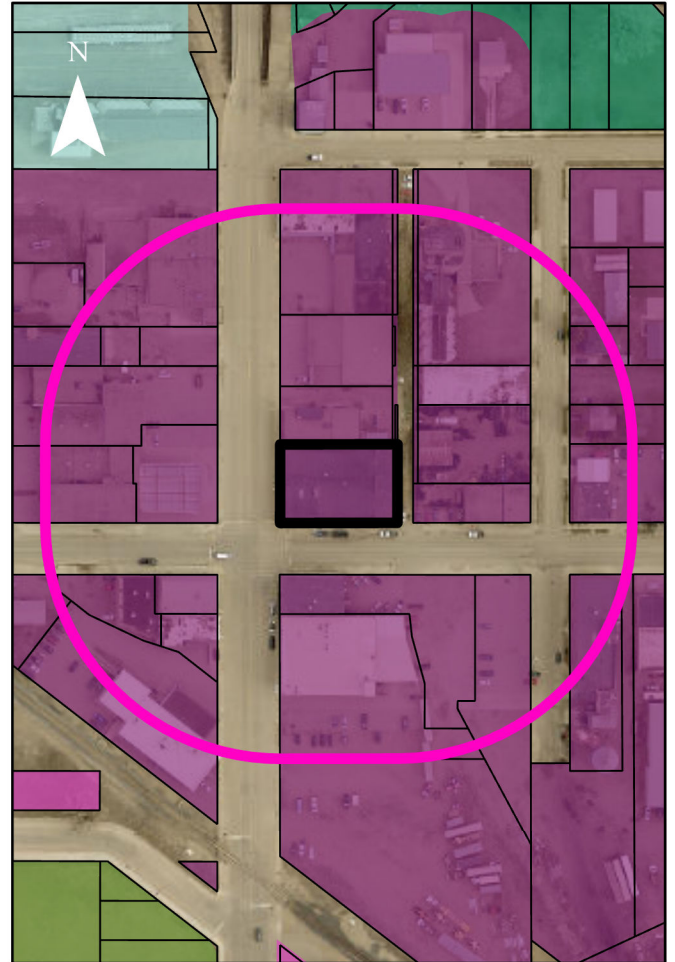
- City Limits
- Two Mile Boundary
- Case # 2026-01
- Case # 2026-01 Notification Area



ZONING



FUTURE LAND USE



0 120 240 480 Feet

Zoning

	C2
	CBD
	M1
	M2
	R1

Both Maps

	Case # 2026-01
	Case # 2026-01 Notification Area

Land Use Type

	Downtown Mixed Use
	Downtown Fringe
	Parks and Recreation
	Public and Institutional
	Riverfront Activation

Exhibit 3 – Site Photos



Facing East



Facing West



Facing North



Facing Storefront



Planning Commission
Staff Report

Application Date: 12/08/2025
Date of Staff Report: 12/23/2025
Planning Commission Meeting: 01/13/2026

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

Case Number: 2026-02

Project Name: Keller's 2nd Addition – Prelim Plat, Zone Change

Current Legal Description: See Project Description

Proposed Legal Description: Lots 1 & 2 of Keller's 2nd Addition to the City of Minot

Present Address: 1900 Sunset Ridge Rd SE

Representative: Ron Keller

Owner: Ron & Mary Keller

Entitlements Requested: Preliminary Plat approval, Zoning Map Amendment from "AG" Agricultural District to "RR" Rural Residential District on Lot 2. Lot 1 will remain "AG" Agricultural District.

Present Zone(s): "AG" Agricultural District

Present Use(s): Agricultural 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): "RR" Rural Residential District lot 2, and "AG" Agricultural District on lot 1

Proposed Use(s): Single family home & agricultural use on Lot 1, Single family home on lot 2

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 Ron Keller, owner for a request of a zoning map amendment and preliminary plat on a property zoned "AG" Agricultural District with the requested rezoning to "RR" Rural Residential District. The legal description for the property is Lot 1 Keller's Addition to the City of Minot, Ward County, North Dakota.

The subject property address is 1900 Sunset Ridge Rd SE.

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

BACKGROUND INFORMATION:

The property owner seeks to subdivide a residential lot from an agricultural lot and change the zoning on the additional residential lot to "RR" Rural Residential.

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 Keller's 2nd 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 with the inclusion of an easement for the driveway per the City Engineers office comments below.

Sections 10.3-14 relates to sidewalks, Section 10.3-14 is not applicable.

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 "RR" Rural Residential District for the realignment of Lot 2. 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 “RR” Rural Residential 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 “RR” Rural Residential District will diminish the condition or value of property within the vicinity. The adjacent properties have primary 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. H 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 comments were received:
 - City of Minot Engineering Department:
 - a. The corner of Lot 2 needs an access easement for the benefit of Lot 1 to accommodate the existing Lot 1 driveway.
 - b. Any new driveways would be approved by the township.

FINDINGS OF FACT:

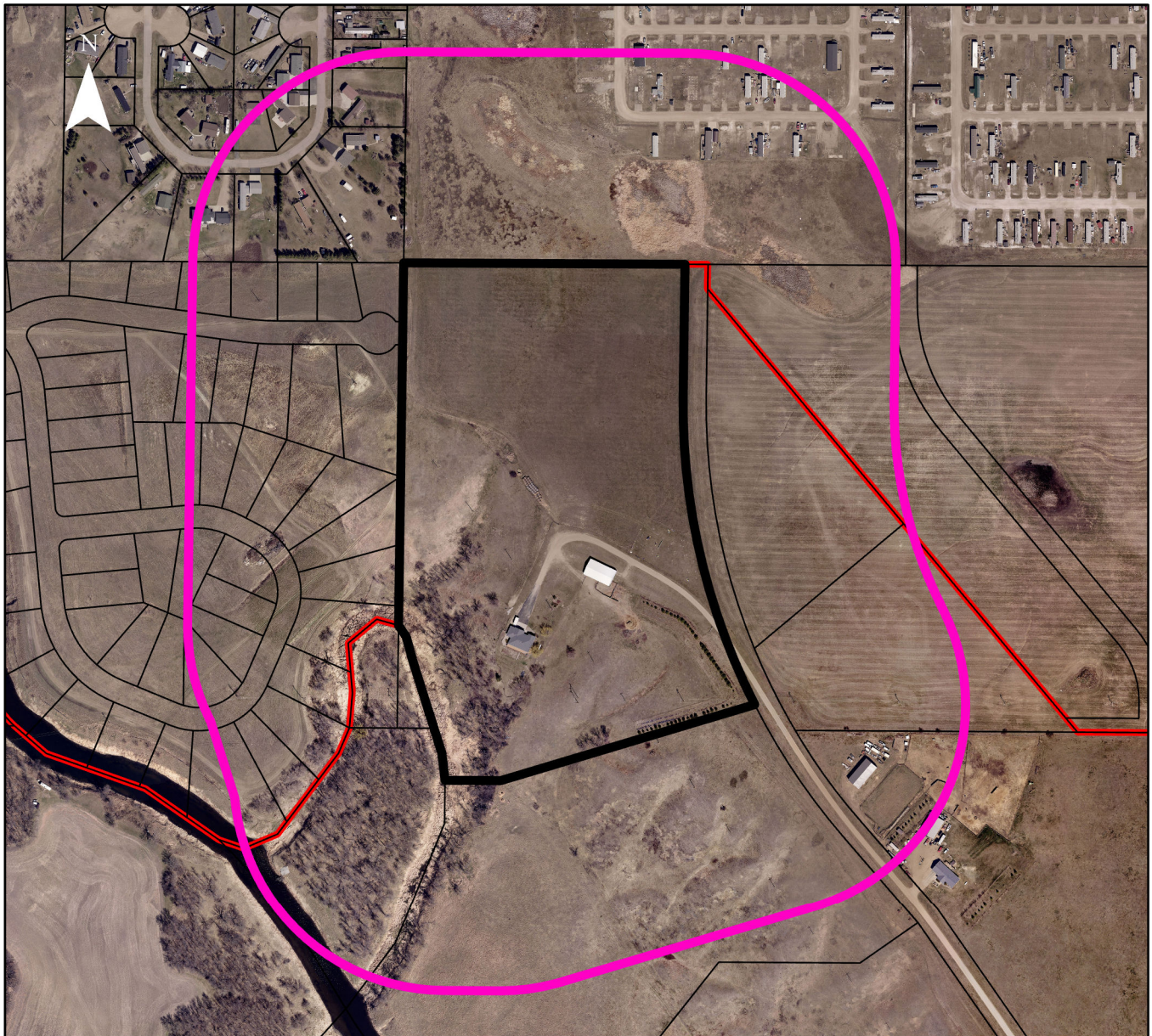
The Minot Planning Commission should accept the following findings of facts:

- 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 – “RR” Rural Residential 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 “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 “RR” Rural Residential 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.

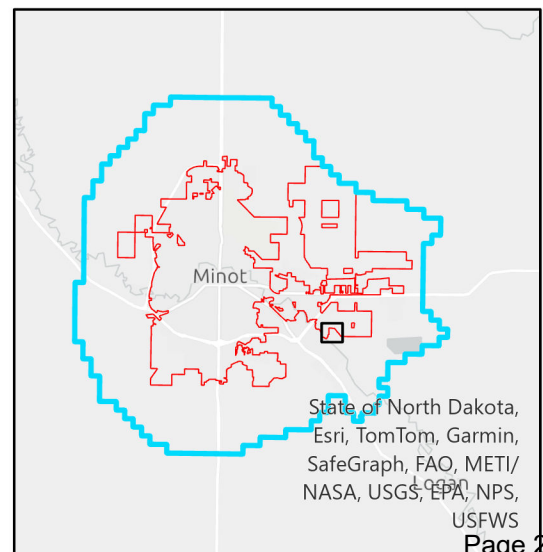
RECOMMENDATION:

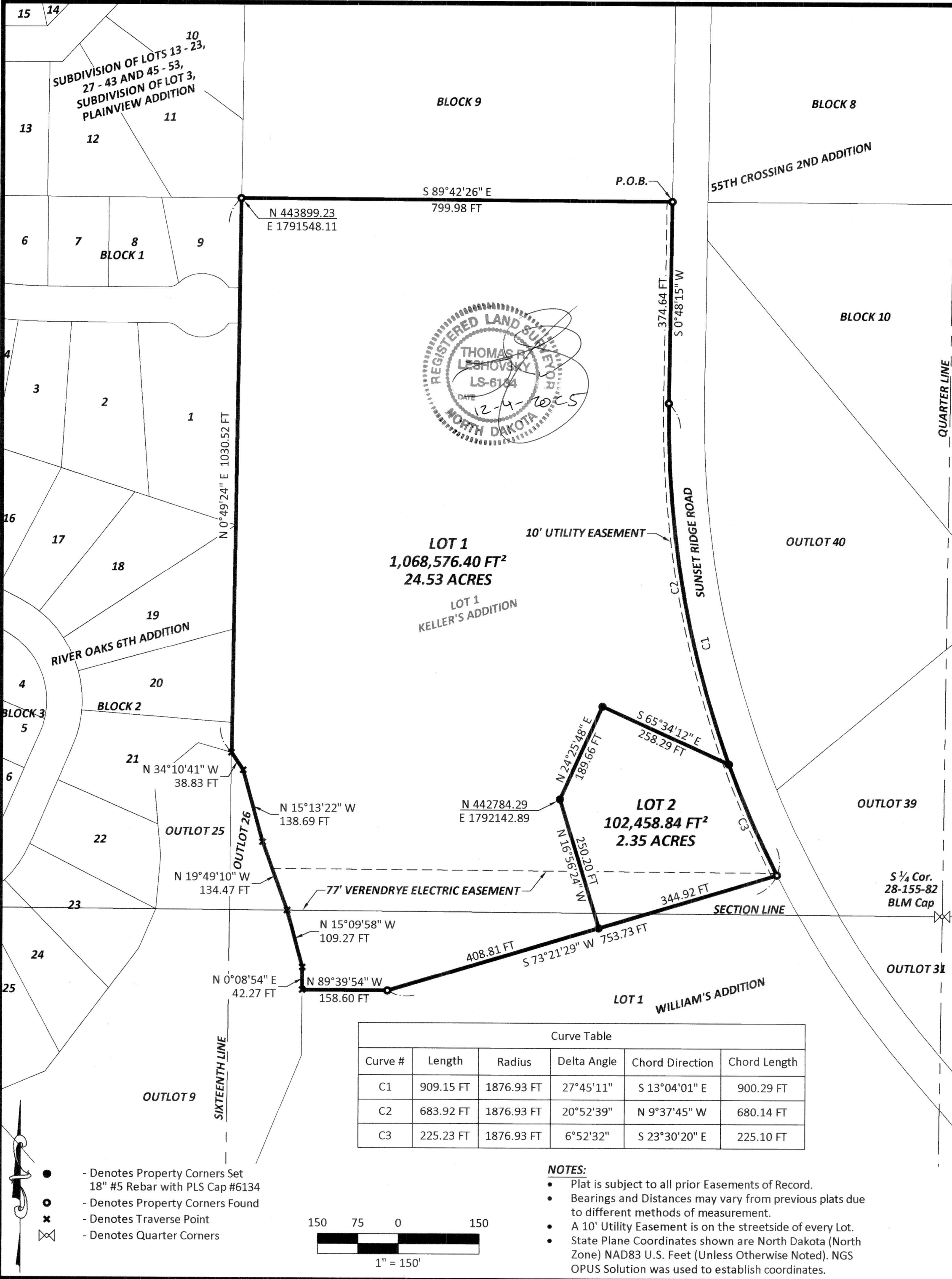
Staff recommends the Planning Commission adopt the staff findings of fact and recommend approval to City Council for a zoning map amendment from “AG” Agricultural District to “RR” Rural Residential District and Planning Commission recommend approval of the preliminary plat for Keller’s 2nd Addition without conditions.



0 315 630 1,260 Feet

- ▬ City Limits
- ▬ Two Mile Boundary
- ▬ Case # 2026-02
- ▬ Case # 2026-02 Notification Area





KELLER'S 2ND ADDITION TO THE CITY OF MINOT, NORTH DAKOTA

BEING LOT 1, OF KELLER'S ADDITION, LYING IN THE NW¼ AND SW¼ OF SECTION 28
AND THE NW¼ AND NE¼ OF SECTION 33, TOWNSHIP 155N, RANGE 82 W,
TO THE CITY OF MINOT, NORTH DAKOTA

DESCRIPTION:
Know all men by these presents that Ron & Mary Kay Keller, being Owners and Proprietors, of Lot 1, of Keller's Addition, lying in the NW¼ and SW¼ of Section 28 and the NW¼ and NE¼ of Section 33, Township 155 N, Range 82 W, of the 5th Principal Meridian, to the City of Minot, North Dakota, being more particularly described as follows:
Beginning at the Northeast Corner, of Lot 1, of Keller's Addition, a Plat being on File at the Ward County Recorder's Office; Thence S 0°48'15" W, on a Boundary Line of said Lot 1, a distance of 374.64 FT, to a Boundary Corner, of said Lot 1; Thence, on a Boundary Line of said Lot 1, on a Curve to the Left, said Curve having a Length of 909.15 FT, a Radius of 1876.93 FT, and a Delta Angle of 27°45'11", to a Boundary Corner, of said Lot 1; Thence S 73°21'29" W, on a Boundary Line of said Lot 1, a distance of 753.73 FT, to a Boundary Corner, of said Lot 1; Thence N 89°39'54" W, on a Boundary Line of said Lot 1, a distance of 158.60 FT, to a Boundary Corner, of said Lot 1; Thence N 0°08'54" E, on a Boundary Line of said Lot 1, a distance of 42.27 FT, to a Boundary Corner, of said Lot 1; Thence N 15°09'58" W, on a Boundary Line of said Lot 1, a distance of 109.27 FT, to a Boundary Corner, of said Lot 1; Thence N 19°49'10" W, on a Boundary Line of said Lot 1, a distance of 134.47 FT, to a Boundary Corner, of said Lot 1; Thence N 15°13'22" W, on a Boundary Line of said Lot 1, a distance of 138.69 FT, to a Boundary Corner, of said Lot 1; Thence N 34°10'41" W, on a Boundary Line of said Lot 1, a distance of 38.83 FT, to a Boundary Corner, of said Lot 1; Thence N 0°49'24" E, on a Boundary Line of said Lot 1, a distance of 1030.52 FT, to the Northwest Boundary Corner, of said Lot 1; Thence S 89°42'26" E, on the North Boundary Line of said Lot 1, a distance of 799.98 FT, to the Point of Beginning.
Said described tract, of land contains 26.88 Acres more or less. Have caused the same to be surveyed and platted as shown hereon, to be known as Keller's 2nd Addition, to the City of Minot, North Dakota, the owners hereunto affixed his signature.

Ron Keller
Ron Keller

Mary Kay Keller
Mary Kay Keller

STATE OF NORTH DAKOTA, COUNTY OF Ward
On this 28 Day of December, 2026, before me, a Notary Public in and for said State, Appeared Ron & Mary Kay Keller, well known to be the persons described in the foregoing description and acknowledged to me that they executed the same on their own free act and deed.

My commission expires _____

Kimberly J P Flaten
Notary Public
State of North Dakota
My Commission Expires May 31, 2027

SURVEYOR'S CERTIFICATE
I, Thomas R. Leshovsky, a duly Registered Professional Land Surveyor, do hereby certify that I have Surveyed and Platted, the Foregoing described land. That Lots, Distances, Areas and Locations as shown on the foregoing Plat and in the Description Thereof, are true and correct to the best of my Knowledge and Belief.

Thomas R. Leshovsky P.L.S. #6134

STATE OF NORTH DAKOTA, COUNTY OF Ward
On this 28 Day of December, 2026, before me, a Notary Public in and for said State, Appeared Thomas R. Leshovsky, Registered Professional Land Surveyor, well known to be such, and acknowledged to me that he executed the foregoing Surveyor's Certificate as his own free act and deed.

My commission expires _____

Kimberly J P Flaten
Notary Public
State of North Dakota
My Commission Expires May 31, 2027

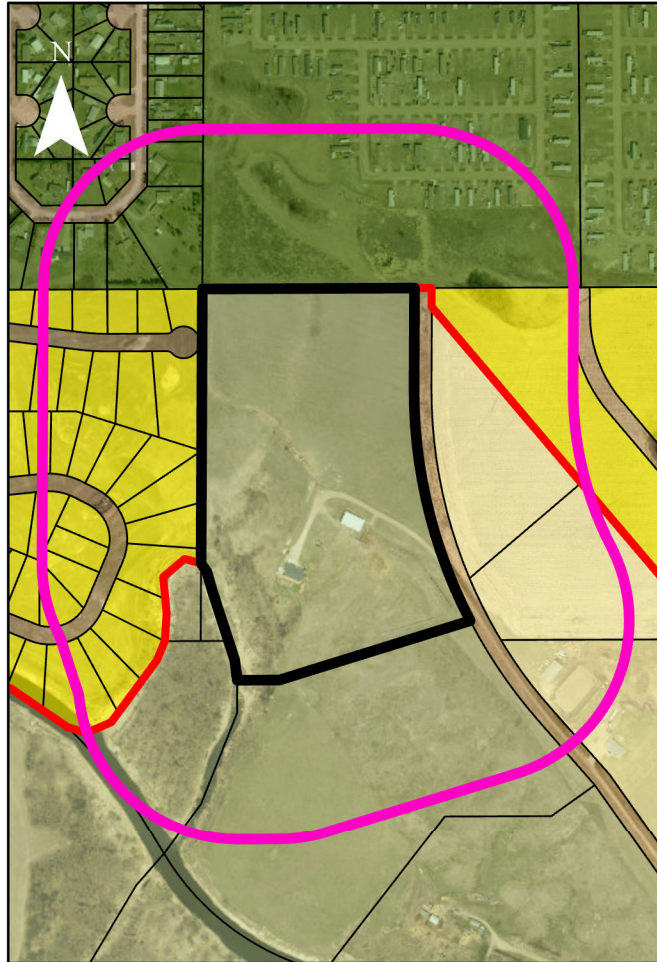
APPROVAL
I hereby certify that the Plat shown hereon has been approved by the Minot Planning Commission and the Minot City Council.

Approved: _____, 2026
Minot City Engineer

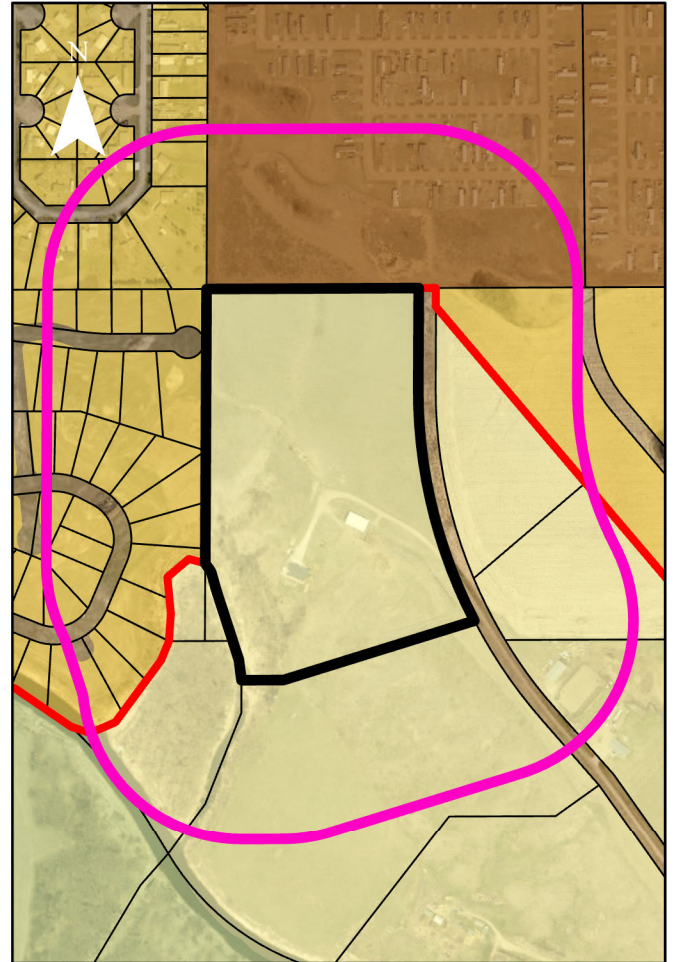
WOLD
ENGINEERING, P.C.

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



0 337.5675 1,350 Feet

Zoning

	AG
	MH
	R1
	RR

Both Maps

	Case # 2026-02
	Case # 2026-02 Notification Area

Land Use Type

	Agricultural and Open Space
	Rural Residential
	Suburban Residential
	Manufactured Home Community

Exhibit 4 – Site Photos



Aerial View 1



Aerial View 2