

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.