



Regular Planning Commission Meeting

Tuesday, March 10, 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. PLANNING COMMISSION
 - 4.1. APPROVE THE FEBRUARY 10, 2026 REGULAR MEETING MINUTES
5. PUBLIC HEARING
 - 5.1. CASE #2026-07 - 2701 30TH AVE NW - ZONING MAP AMENDMENT, ANNEXATION, CONDITIONAL USE PERMIT

Public hearing request by Brian Sullivan, representing Forward Building Investments, owner for a request of a zoning map amendment to change zoning from "RR" Rural Residential District to "P" Public District, annexation and a conditional use permit for an electric power substation. The legal description for the property is Lots 1, 2 & 3 of Davis Addition to the City of Minot, Ward County, North Dakota

The subject property address is 2701 30th Ave NW.

- 5.2. CASE #2026-09 - PW SEWER WATER BUILDING - PUBLIC ZONE MASTER PLAN

Public hearing request by Jason Sorenson, Public Works Director, Representing the City of Minot, owner for a request of an approval of a "P" Public District Site Master Plan on a property zoned "P" Public District. The legal description for the property is Outlot 14 of the SW ¼ SW ¼ Section 20, Township 155, Range 82 Ward County, North Dakota

The subject property address is 1000 31st St. SE.

5.3. CASE #2026-10 - SUNRISE GARDENS - PRELIMINARY PLAT

Public hearing request by Casey Schmidt, owner for a request of a preliminary plat to subdivide a property zoned "C2" General Commercial District. The legal description for the property is Lots A and B along with Outlot 3 lying in the SE ¼ Section 26, Township 156, Range 83, Ward County, North Dakota

The subject property address is 200 62nd Ave NW.

5.4. CASE #2026-11 - STONEBRIDGE FARMS 7TH ADDITION - ZONING MAP AMENDMENT, ANNEXATION, PRELIMINARY PLAT, EASEMENT VACATION

Public hearing request by Rob Berard, Ackerman Surveying representing Four Season Construction Inc., owner for a request of a zoning map amendment from "AG" Agricultural District to "R1S" Single-Family District with Small Lot Flexibility and "P" Public District, annexation, preliminary plat and easement vacation. The legal description for the property is Stonebridge Farms 1st & 4th Additions less N 40' to the City of Minot, Ward County, North Dakota

The subject property address is unassigned.

5.5. CASE #2026-12 - SEEDS OF EDEN - CONDITIONAL USE PERMIT FOR CAUSE HEARING

Public hearing request by the City of Minot for a request of a show of cause hearing on a property zoned "R3B" Multiple Residence District ("RM" Medium Density Residential District) for the Planning Commission to consider the revocation of a Conditional Use Permit for the operation of a Group Home and hear evidence of multiple violations of the conditions as outlined in Conditional Use Permit # 2023-11-1. The legal description for the property is Blaisdells S/D of Block 13 Ramstads Riverview S/D Lot 1 Addition to the City of Minot, Ward County, North Dakota

The subject property address is 425 Main St S.

5.6. CASE #2026-16 - SPRING CLEAN UP - ZONING ORDINANCE TEXT AMENDMENT

Public hearing request by Brian Billingsley, Community Development Director, Representing the City of Minot for a request of a zoning text amendment the Land Development Ordinance addressing day cares, land use buffer yards, fuel stations in the Central Business District, paving requirements and parking on grass.

6. PERSONAL APPEARANCES

7. MISCELLANEOUS AND DISCUSSION ITEMS

8. ADJOURNMENT