

On May 12, 2026, 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, Dustin Offerdahl, Serena Pontenila, Darrik Trudell, Robert Amick, Kasper Ziegler, Roger Reich, Erin Parker, Melinda Goodman

Members Absent: Robert Kibler, Bradly Wolff, Tanner Dockter

City Staff Present: Nick Schmitz, Emily Huettl, Brian Billingsley, Hannah Hornberger, Doug Diedrichsen, Dan Falconer, Jennifer Kleen, Alderman Hayes

2. PLEDGE OF ALLEGIANCE

3. INTRODUCTIONS AND DECORUM

3.1. INTRODUCTIONS AND DECORUM HANDOUT

4. PLANNING COMMISSION

4.1. APPROVE THE APRIL 14, 2026 REGULAR MEETING MINUTES

The motion to approve April 14, 2026 regular meeting minutes was initiated by Planning Commission Representative Baumann seconded by Ziegler and carried by the following roll call vote: ayes: Tim Baumann, Dustin Offerdahl, Serena Pontenila, Darrik Trudell, Robert Amick, Kasper Ziegler, Roger Reich, Erin Parker, Melinda Goodman; nays: None.

5. PUBLIC HEARING

5.1. CASE #2026-21 - ALMY THIRD ADDITION - PRELIMINARY PLAT, ZONING MAP AMENDMENT

Mr. Diedrichsen reviewed the staff report.

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 findings of fact was initiated by Planning Commission Representative Baumann seconded by Planning Commission Representative Amick and carried by the following roll call vote: ayes: Tim Baumann, Dustin Offerdahl, Serena Pontenila, Darrik Trudell, Robert Amick, Kasper Ziegler, Roger Reich, Erin Parker, Melinda Goodman; nays: None.

5.2. CASE #2026-24 - LOTS 1-4, BLOCK 1, URIJAH'S FOURTH ADDITION - PRELIMINARY PLAT

Mr. Diedrichsen reviewed the staff report.

The Commissioners and City Staff 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 findings of fact was initiated by Ziegler seconded by Trudell and carried by the following roll call vote: ayes: Tim Baumann, Dustin Offerdahl, Serena Pontenila, Darrik Trudell, Robert Amick, Kasper Ziegler, Roger Reich, Erin Parker, Melinda Goodman; nays: None.

5.3. CASE #2026-27 - POST ONE PROPERTIES ADDITION - PRELIMINARY PLAT, ZONING MAP AMENDMENT

Mr. Diedrichsen reviewed the staff report.

The Commissioners and City Staff 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 findings of fact was initiated by Planning Commission Representative Amick seconded by Goodman and carried by the following roll call vote: ayes: Tim Baumann, Dustin Offerdahl, Serena Pontenila, Darrik Trudell, Robert Amick, Kasper Ziegler, Roger Reich, Erin Parker, Melinda Goodman; nays: None.

5.4. CASE #2026-29 - STONEBRIDGE FARMS 8TH ADDITION - PUD, ZONING MAP AMENDMENT, PRELIMINARY PLAT

Mr. Diedrichsen reviewed the staff report.

The Commissioners and City Staff had a discussion.

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

Mike Hayes, developer, spoke about the homes that are planned for this area.

Chairman Offerdahl closed the public hearing.

The motion to approve based on staff's recommendation and findings of fact was initiated by Planning Commission Representative Pontenila seconded by Trudell and carried by the following roll call vote: ayes: Tim Baumann, Dustin Offerdahl, Serena Pontenila, Darrik Trudell, Robert Amick, Kasper Ziegler, Roger Reich, Erin Parker, Melinda Goodman; nays: None.

6. PERSONAL APPEARANCES

6.1. PERSONAL APPEARANCES

No one appeared.

7. MISCELLANEOUS AND DISCUSSION ITEMS

There is a conflict with the June Planning Commission date due to the election.

We are recommending moving the meeting to Monday, June 8th or Wednesday, June 10th.

The motion to move the June Planning Commission Meeting to Monday, June 8th, 2026 at 5:30pm in Council Chambers was initiated by Planning Commission Representative Baumann seconded by Parker and carried by the following roll call vote: ayes: Tim Baumann, Dustin Offerdahl, Serena Pontenila, Darrik Trudell, Robert Amick, Kasper Ziegler, Roger Reich, Erin Parker, Melinda Goodman; nays: None.

8. ADJOURNMENT

With no further business, Chairman Offerdahl adjourned the meeting at 6:09 pm.