



Regular Planning Commission Meeting

Tuesday, July 14, 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. APPROVE THE JUNE 25, 2026 REGULAR MEETING MINUTES
5. PUBLIC HEARING
 - 5.1. CASE #2026-44 - MINOT LEGENDS SOCCER - ZONING MAP AMENDMENT

Public hearing request by Justin Ahmann, representing the Minot Soccer Association, owner, for a request for a zoning map amendment from "R3" Multiple Residence District to "P" Public District. The legal description for the property is an Unplatted Portion of the SW ¼ SW ¼ Less Elk Heights & Road, Section 27, Township 155 N, Range 83 W, Ward County, North Dakota

The subject property is unaddressed.

- 5.2. CASE #2026-47 - TOLLBERG SHORES 3RD ADDITION - PRELIMINARY PLAT, EASEMENT VACATION

Public hearing request by Rob Berard, representing Four Seasons Construction Inc., owner, for a request for a preliminary plat and vacation of right of way. The legal description for the property is Lots 7 & 8, Block 3 and Lots 1, 2, & 3, Block 4 plus vacated portion of 11th Street NW, Tollberg Shores Addition to the City of Minot, Ward County, North Dakota.

The subject property addresses are 1101 25th Ave. NW, 1000 24th Ave. NW

and 2401, 2404, & 2408 11th St. NW.

5.3. CASE #2026-49 - LOTS 1 & 2 SOUTHEAST RIDGE BUSINESS PARK 4TH ADDITION - PRELIMINARY PLAT, ZONING MAP AMENDMENT

Public hearing request by Rusten Roteliuk, representing Schatz Properties, LLC., owner, for a request for a preliminary plat and zoning map amendment from "MH" Manufactured Home district to "M1" Light Industrial district. The legal description for the property is a Portion of Feist Subdivision of a Portion of Gold Nugget Addition, Block 2 and Southeast ridge Business Park Addition, Block 1, Lots 16 & 17, located in the NW ¼ of the NE ¼ of section 29, Township 155 North, Range 82 West, City of Minot, Ward County, North Dakota.

The subject property addresses are 1306 37th St. SE and an adjacent unaddressed lot

5.4. CASE #2026-40 - SUMMER TEXT AMENDMENT - LDO CLEANUP

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 park impact fees, data centers, minimum residential lot sizes, accessory dwelling units, R3D Row Home District, commercial landscaping requirements, minor subdivision platting process and parking regulations.

6. PERSONAL APPEARANCES

6.1. PERSONAL APPEARANCES

7. MISCELLANEOUS AND DISCUSSION ITEMS

8. ADJOURNMENT