



# Bismarck Planning and Zoning Commission

## MEETING AGENDA September 25, 2024

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**Tom Baker Meeting Room    City-County Office Building    5:00 PM**

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The City of Bismarck is encouraging citizens to provide their comments for public hearing items on the Planning & Zoning Commission agenda via email to [planning@bismarcknd.gov](mailto:planning@bismarcknd.gov). The comments will be sent to the Planning and Zoning Commissioners prior to the meeting and included in the minutes of the meeting. To ensure that comments are compiled and forwarded to the Planning and Zoning Commissioners with enough time to review all comments, please submit your comments no later than 8am the day of the meeting. Comments received after 8am the day of the meeting will not be included for consideration by the Planning and Zoning Commission. Comments should also include which agenda item number your comment references and your name (anonymous comments will not be forwarded to the Planning & Zoning Commissioners or included in the minutes of the meeting). If you would like to appear via video or audio link for a 3-5-minute comment on a public hearing item, please provide your e-mail address and contact information to [planning@bismarcknd.gov](mailto:planning@bismarcknd.gov) at least one business day before the meeting.

As always, live meeting coverage is available on Government Access Channels 2 & 602HD, Radio Access 102.5 FM, FreeTV.org, RadioAccess.org, ROKU, Apple TV and Fire TV.

### 1 APPROVAL OF MEETING MINUTES

- A. Consider approval of minutes
  
- B. Map of all items on the agenda
  
- C. Public Hearing procedures and protocol
  
- D. Permit Activity Reports

### 2 CONSENT AGENDA

#### A. **2024 Amendments to the Growth Phasing Plan (DN)**

Growth Phasing Plan Amendment | GPPA2024-001 | Consideration  
Staff recommends: schedule hearing

#### B. **Part of Lincoln Township, Section 22, T138N-R80W (IJ)**

Future Land Use Plan Amendment | FLUP2024-002 | Consideration  
Staff recommends: schedule a hearing

### 3 REGULAR AGENDA

**A. East Century Avenue and 52nd Street NE (IJ)**

Major Street Plan Amendment | MSPA2024-001 | Continued Public Hearing  
Staff recommends: approval

**B. Landsberger Second Subdivision (IJ)**

Major Subdivision Final Plat | FPLT2024-005 | Public Hearing  
Staff recommends: approval

Zoning Map Amendment | ZC2024-005 | Public Hearing  
Staff recommends: approval

Major Street Plan Amendment | MSPA2024-002 | Public Hearing  
Staff recommends: approval

**C. Parts of Riverview Addition and McKenzie Addition (JW)**

Zoning Map Amendment | ZC2024-007 | Public Hearing  
Staff recommends: approval

**D. Lot Coverage in R5 - Residential Zoning District (LO)**

Zoning Ordinance Text Amendment | ZOTA2024-001 | Public Hearing  
Staff recommends: approval

**E. Sonnet Heights Subdivision Tenth Replat (IJ)**

Minor Subdivision Final Plat | MPLT2024-003 | Public Hearing  
Staff recommends: approval

**F. Olive Tree Subdivision, Lots 14 & 15, Block 2 (LO)**

Special Use Permit | SUP2024-015 | Public Hearing  
Staff recommends: approval

**G. TJ Ranch Estates - Replat L1 & 2, Lot 1A, Block 1 (IJ)**

Special Use Permit | SUP2024-016 | Public Hearing  
Staff recommends: approval

**H. Meadow Village Addition First Replat (JW)**

Planned Unit Development Amendment | PUDA2024-002 | Public Hearing  
Staff recommends: approval

**4 OTHER BUSINESS**

A. Presentation on Land Development Code

B. Kennel Ordinance Discussion

**5 ADJOURN**

A. The next regular meeting date is scheduled for October 23, 2024.