



## *Community Development Department*

### **BISMARCK PLANNING AND ZONING COMMISSION MEETING AGENDA**

**February 24, 2021**

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Tom Baker Meeting Room

5:00 p.m.

City-County Office Building

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### **SPECIAL NOTICE ON PUBLIC PARTICIPATION**

Watch live meeting coverage on Government Access Channels 2 & 602HD, listen to Radio Access 102.5 FM Radio, or stream FreeTV.org and RadioAccess.org. Agenda items can be found at [www.bismarcknd.gov/agendacenter](http://www.bismarcknd.gov/agendacenter).

Due to ongoing public health concerns related to COVID-19, the City of Bismarck is encouraging citizens to provide their comments for public hearing items on this 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 your comments are received and distributed prior to the meeting, please submit them by 12noon on the day of the meeting and reference the agenda item your comment addresses.

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.

The physical meeting room will be open to the public, but we certainly understand the public wishing to limit their exposure at this time, while still participating in government. Before entering the City-County Office Building, all individuals should self-screen for COVID-19 symptoms or potential exposure and, if unable to pass the screening protocol, will be expected to participate remotely in the meeting for the public's safety.

It is anticipated that some of the Planning and Zoning Commissioners will be attending this meeting in person and others will be participating remotely.

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## MINUTES

1. Consider approval of the minutes of the January 27, 2021 meeting of the Bismarck Planning & Zoning Commission

## CONSENT AGENDA CONSIDERATION

The following items are requests for a public hearing.

2. **Elk Ridge Third Addition (JW)** ..... 1

Hay Creek Township

- Zoning Change (A, R5 & R10 to R5, R10 & P) | ZC2021-001

*Staff recommendation: schedule a hearing*   ☐ *schedule a hearing*   ☐ *continue*   ☐ *table*   ☐ *deny*

- Preliminary Plat | PPLT2021-001

*Staff recommendation: tentative approval*   ☐ *tentative approval*   ☐ *continue*   ☐ *table*   ☐ *deny*

## REGULAR AGENDA FINAL CONSIDERATION

The following items are requests for final action and forwarding to the City Commission.

3. **Lot 40, Block 2 and Lot 1, Block 14, Silver Ranch First Addition and Lot 25, Block 1, Silver Ranch Second Addition (DN)**  
Annexation | ANNX2021-001 ..... 13

Gibbs Township

*Staff recommendation: approve*   ☐ *approve*   ☐ *continue*   ☐ *table*   ☐ *deny*

4. **Part of Blocks 12-14, Silver Ranch Third Addition (DN)**  
Annexation | ANNX2021-002 ..... 19

Gibbs Township

*Staff recommendation: approve*   ☐ *approve*   ☐ *continue*   ☐ *table*   ☐ *deny*

## REGULAR AGENDA PUBLIC HEARINGS

The following items are requests for final action and forwarding to the City Commission.

### 5. **Memory Third Addition (WH)** ..... 26

Hay Creek Township

- Zoning Change (RR to CG) | ZC2020-018

Staff recommendation: approve      ☐ approve      ☐ continue      ☐ table      ☐ deny

- Final Plat | FPLT2021-001

Staff recommendation: approve      ☐ approve      ☐ continue      ☐ table      ☐ deny

### 6. **East 250 feet of Lot 2, Block 3, KMK Estates (DN)** Zoning Change (Conditional RT to CA) | ZC2020-012..... 42

Staff recommendation: deny      ☐ approve      ☐ continue      ☐ table      ☐ deny

### 7. **Lots 2 & 3, Block 1, Hay Creek Industrial Subdivision Replat (Klee)** Zoning Change (PUD to Conditional MA) | ZC2020-013 ..... 50

Hay Creek Township

Staff recommendation: approve      ☐ approve      ☐ continue      ☐ table      ☐ deny

### 8. **Lot 1, Block 19, Wachter's Third Addition (WH)** Zoning Change (R10 to RM30) | ZC2020-015 ..... 62

Staff recommendation: approve      ☐ approve      ☐ continue      ☐ table      ☐ deny

### 9. **Lots 1-24, Block 6, Cottonwood Parkview Addition (JW)** Zoning Change (Conditional R10 to R10) | ZC2020-016..... 69

Staff recommendation: approve      ☐ approve      ☐ continue      ☐ table      ☐ deny

### 10. **Lot 1, Block 1, Capital Electric Headquarters Addition (WH)** Special Use Permit (Drive-through) | SUP2021-001 ..... 76

Staff recommendation: approve      ☐ approve      ☐ continue      ☐ table      ☐ deny

### 11. **Domestic Distilleries and Microbrew Pubs (WH)** Zoning Ordinance Text Amendment | ZOTA2021-001 ..... 83

Staff recommendation: approve      ☐ approve      ☐ continue      ☐ table      ☐ deny

## OTHER BUSINESS

### 12. **Other**

## **ADJOURNMENT**

- 13. Adjourn.** The next regular meeting date is scheduled for **March 24, 2021.**

Enclosures:      Meeting Minutes of January 27, 2021  
                         Building Permit Activity Month to Date Report for January 2021  
                         Building Permit Activity Year to Date Report for January 2021