



*Community Development Department*

**BISMARCK PLANNING AND ZONING COMMISSION  
MEETING AGENDA**

**April 28, 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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Full agenda starts on the next page.



### MINUTES

- 1. Consider approval of the minutes of the March 24, 2021 meeting of the Bismarck Planning & Zoning Commission

### CONSENT AGENDA CONSIDERATION

The following items are requests for a public hearing.

- 2. **Basin Electric Fourth Addition (DN)**  
Preliminary Plat | PPLT2021-002 ..... 1  
  
*Staff recommendation: tentative approval*  tentative approval  continue  table  deny
- 3. **RBK Ventures Second Subdivision (JW)** ..... 8  
Hay Creek Township
  - Zoning Change (A to Conditional MA) | ZC2021-006  
*Staff recommendation: schedule a hearing*  schedule a hearing  continue  table  deny
  - Preliminary Plat | PPLT2021-003  
*Staff recommendation: tentative approval*  tentative approval  continue  table  deny
- 4. **Lots 2-4, Block 1, Northridge Estates Commercial Park (WH)**  
Zoning Change (CA to PUD) | ZC2021-005 ..... 17  
Hay Creek Township  
  
*Staff recommendation: schedule a hearing*  schedule a hearing  continue  table  deny
- 5. **Keeping of Chickens (WH)**  
Zoning Ordinance Text Amendment | ZOTA2021-002 ..... 36  
  
*Staff recommendation: schedule a hearing*  schedule a hearing  continue  table  deny

### REGULAR AGENDA PUBLIC HEARINGS

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

- 6. **Potter Pointe Addition (JW)** ..... 52
  - Zoning Change (RR to RR and R5) | ZC2020-017  
*Staff recommendation: approve*  approve  continue  table  deny
  - Minor Subdivision Final Plat | MPLT2021-001  
*Staff recommendation: approve*  approve  continue  table  deny

**7. Hamilton’s First Addition First Replat (DN) ..... 62**

- Zoning Change (RM15 & PUD to PUD) | ZC2021-004

Staff recommendation: approve  approve  continue  table  deny

- Minor Subdivision Final Plat | MPLT2021-004

Staff recommendation: approve  approve  continue  table  deny

**8. Lot 2, Block 1, J & L Addition (JW)  
Zoning Change (MA to PUD) | ZC2021-002 ..... 81**

Staff recommendation: approve  approve  continue  table  deny

**9. Lots 23-24, Block 23, Sturgis Addition (WH)  
Zoning Change (RM30 to PUD) | ZC2021-003..... 90**

Staff recommendation: approve  approve  continue  table  deny

**10. Lot 5, Block 12, Grand Prairie Estates Third Subdivision (DN)  
Special Use Permit (Oversized Accessory Building) | SUP2021-003..... 110**

Hay Creek Township

Staff recommendation: approve  approve  continue  table  deny

**OTHER BUSINESS**

**11. Other**

**ADJOURNMENT**

**12. Adjourn.** The next regular meeting date is scheduled for **May 26, 2021.**

Enclosures: Meeting Minutes of March 24, 2021  
Building Permit Activity Month to Date Report for March 2021  
Building Permit Activity Year to Date Report for March 2021