



Community Development Department

BISMARCK PLANNING AND ZONING COMMISSION MEETING AGENDA

May 26, 2021

Tom Baker Meeting Room 5:00 p.m. City-County Office Building

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. 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 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 Radio, or stream FreeTV.org and RadioAccess.org.

Item No. Page No.

INTRODUCTION OF NEW COMMISSIONER

- 1. Introduction of New Planning and Zoning Commissioner Cole Johnson

MINUTES

- 2. Consider approval of the minutes of the April 28, 2021 meeting of the Bismarck Planning & Zoning Commission

CONSENT AGENDA CONSIDERATION

The following items are requests for a public hearing.

- 3. Floodplain Regulations (JW) Zoning Ordinance Text Amendment | ZOTA2020-003..... 1

Staff recommendation: schedule a hearing [] schedule a hearing [] continue [] table [] deny []



4. Fairview Cemetery Addition (DN) 26

- Zoning Change (A and MA to P, RT and MA) | ZC2021-007
Staff recommendation: schedule a hearing *schedule a hearing* *continue* *table* *deny*
- Preliminary Plat | PPLT2021-004
Staff recommendation: tentative approval *tentative approval* *continue* *table* *deny*

5. Boden Addition (DN) 34

- Zoning Change (A and R5 to R5 and Conditional RT) | ZC2021-008
Staff recommendation: schedule a hearing *schedule a hearing* *continue* *table* *deny*
- Preliminary Plat | PPLT2021-005
Staff recommendation: tentative approval *tentative approval* *continue* *table* *deny*

**REGULAR AGENDA
FINAL CONSIDERATION**

The following item is a request for final action and forwarding to the City Commission.

- 6. Lots 4-14, Block 2, Lot 1, Block 3 and Lots 1-9 and Lots 23-29, Block 4, Boulder Ridge Seventh Addition First Replat (WH) Annexation | ANNX2021-005..... 44**
- 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.

7. RBK Ventures Second Subdivision (JW) 50

Hay Creek Township

- Zoning Change (A to Conditional MA) | ZC2021-006
Staff recommendation: approve *approve* *continue* *table* *deny*
- Final Plat | FPLT2021-004
Staff recommendation: approve *approve* *continue* *table* *deny*

8. Lots 2-4, Block 1, Northridge Estates Commercial Park (WH) Zoning Change (CA to PUD) | ZC2021-005..... 65

Hay Creek Township

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

- 9. Lot 4D of Lot 4, Block 1, Meadowlark Commercial Sixth Addition (JW)**
Special Use Permit (Auto Laundry/Car Wash) | SUP2021-004..... 87

Staff recommendation: approve approve continue table deny

- 10. Keeping of Chickens (WH)**
Zoning Ordinance Text Amendment | ZOTA2021-002 96

Staff recommendation: approve approve continue table deny

OTHER BUSINESS

- 11. Other**

ADJOURNMENT

- 12. Adjourn.** The next regular meeting date is scheduled for **June 23, 2021.**

Enclosures: Meeting Minutes of April 28, 2021
 Building Permit Activity Month to Date Report for April 2021
 Building Permit Activity Year to Date Report for April 2021