



# PLANNING AND ZONING COMMISSION

## MEETING AGENDA June 22, 2022

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<b>Tom Baker Meeting Room</b>	<b>5:00 p.m.</b>	<b>City-County Office Building</b>
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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 Radio, or stream [FreeTV.org](http://FreeTV.org) and [RadioAccess.org](http://RadioAccess.org).

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### MINUTES

1. Consider approval of the minutes of the May 25, 2022 meeting of the Bismarck Planning & Zoning Commission.

### CONSENT AGENDA CONSIDERATION

The following items are requests for public hearings.

2. **Country West XXXI Addition (DN)**.....8

Major Subdivision Preliminary Plat | PPLT2022-006 | *Consideration*

Staff recommendation: tentative approval     tentative approval     continue     table     deny



- 3. **Brunskill Subdivision (JW)**.....15  
*Apple Creek Township*  
 Zoning Change (A to RR) | ZC2022-012 | *Consideration*  
 Staff recommendation: schedule a hearing  schedule a hearing  continue  table  deny  
 Major Subdivision Preliminary Plat | PPLT2022-005 | *Consideration*  
 Staff recommendation: tentative approval  tentative approval  continue  table  deny
  
- 4. **George Subdivision (Klee)**.....23  
*Gibbs Township*  
 Major Subdivision Preliminary Plat | PPLT2022-007 | *Consideration*  
 Staff recommendation: tentative approval  tentative approval  continue  table  deny
  
- 5. **Part Block 10, Part Block 18 and All Block 19, Coffin’s Addition (Klee)**.....30  
 Zoning Change (CG and RM30 to RMH) | ZC2022-013 | *Consideration*  
 Staff recommendation: schedule a hearing  schedule a hearing  continue  table  deny

**REGULAR AGENDA**

**FINAL CONSIDERATION/PUBLIC HEARINGS**

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

- 6. **Tyler Parkway & Ash Coulee Drive (Klee)**.....37  
 Annexation | ANNX2022-004 | *Final Consideration*  
 Staff recommendation: approve  approve  continue  table  deny
  
- 7. **Meadow Village Addition First Replat (JW)**.....45  
 Zoning Change (R10 & RM30 to PUD) | ZC2022-004 | *Public Hearing*  
 Staff recommendation: approve  approve  continue  table  deny  
 Minor Subdivision Final Plat | MPLT2022-004 | *Public Hearing*  
 Staff recommendation: approve  approve  continue  table  deny



8. **Paradise Valley Addition (Klee)**.....60  
 Annexation (ANNX2022-001) | *Final Consideration*  
 Staff recommendation: approve       approve       continue       table       deny
- Future Land Use Plan Amendment (Expand C/MU land use designation)  
 (FLUP2022-001) | *Public Hearing*  
 Staff recommendation: approve       approve       continue       table       deny
- Zoning Change (RR to R5, R10, RM15, CG & P) (ZC2022-001) | *Public Hearing*  
 Staff recommendation: approve       approve       continue       table       deny
- Fringe Area Road Master Plan Amendment (Realign Boston Drive, the north-south  
 collector for this section) (FRMP2022-001) | *Public Hearing*  
 Staff recommendation: approve       approve       continue       table       deny
- Major Subdivision Final Plat | FPLT2022-003 | *Consideration*  
 Staff recommendation: approve       approve       continue       table       deny
9. **Municipal Fourth Addition First Replat (Klee)**.....92  
 Zoning Change (P to PUD & P) | ZC2022-006 | *Public Hearing*  
 Staff recommendation: approve       approve       continue       table       deny
- Minor Subdivision Final Plat | MPLT2022-006 | *Public Hearing*  
 Staff recommendation: approve       approve       continue       table       deny
10. **Hamburg Industrial Park 1<sup>st</sup> Addition 1<sup>st</sup> Replat (DN)**.....108  
 Minor Subdivision Final Plat | MPLT2022-007 | *Public Hearing*  
 Staff recommendation: approve       approve       continue       table       deny
11. **Airport Industrial Park Third Addition First Replat (JW)**.....115  
 Minor Subdivision Final Plat | MPLT2022-008 | *Public Hearing*  
 Staff recommendation: approve       approve       continue       table       deny



12. **Block 49 and Part Block 56, Governor Pierce Addition (Klee).....121**  
 Zoning Change (CG to RMH) | ZC2022-008 | *Public Hearing*  
 Staff recommendation: approve       approve     continue     table     deny
13. **Block 45, Governor Pierce Addition (Klee).....129**  
 Zoning Change (CG to RMH) | ZC2022-009 | *Public Hearing*  
 Staff recommendation: approve       approve     continue     table     deny
14. **Lots 1 and 2, Block 1, Kilber North Addition First Replat (JW).....137**  
 Zoning Change (RT to CA) | ZC2022-010 | *Public Hearing*  
 Staff recommendation: deny             approve     continue     table     deny
15. **Lot 7, Block 41, Northern Pacific 2<sup>nd</sup> Addition (DN).....144**  
 Zoning Change (RT to DF) | ZC2022-011 | *Public Hearing*  
 Staff recommendation: approve       approve     continue     table     deny
16. **Lot 14, Block 1, Brookfield Estates (JW).....152**  
 Special Use Permit | SUP 2022-006 (Oversized Accessory Building) | *Public Hearing*  
 Staff recommendation: approve       approve     continue     table     deny
17. **Part of Lot 2, Block 1, Wachters North Addition (JW).....159**  
 Special Use Permit | SUP 2022-007 (Drive-up Window) | *Public Hearing*  
 Staff recommendation: approve       approve     continue     table     deny
18. **Agency Foster Home for Adults (Klee).....168**  
 Zoning Ordinance Text Amendment | ZOTA2022-002 | *Public Hearing*  
 Staff recommendation: approve       approve     continue     table     deny

19. **Front Yard Setback in CG and MA Zoning Districts (Klee).....174**

Zoning Ordinance Text Amendment | ZOTA2022-003 | *Public Hearing*

Staff recommendation: approve       approve       continue       table       deny

**OTHER BUSINESS**

20. **Other**

**ADJOURNMENT**

21. **Adjourn.** The next regular meeting date is scheduled for July 27, 2022.

Enclosures:      Meeting Minutes of May 25, 2022  
                         Building Permit Activity Month to Date Report for May 2022  
                         Building Permit Activity Year to Date Report for May 2022

