



# PLANNING AND ZONING COMMISSION

## MEETING AGENDA September 28, 2022

Tom Baker Meeting Room	5:00 p.m.	City-County Office Building
<p>The City of Bismarck is encouraging citizens to provide their comments for public hearing items on the Planning &amp; Zoning Commission agenda via email to <a href="mailto:planning@bismarcknd.gov">planning@bismarcknd.gov</a>. 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</p>	<p>include which agenda item number your comment references and your name (anonymous comments will not be forwarded to the Planning &amp; 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 <a href="mailto:planning@bismarcknd.gov">planning@bismarcknd.gov</a> at least one business day before the meeting.</p> <p>As always, live meeting coverage is available on Government Access Channels 2 &amp; 602 HD, Radio Access 102.5 FM Radio, or stream <a href="http://FreeTV.org">FreeTV.org</a> and <a href="http://RadioAccess.org">RadioAccess.org</a>.</p>	

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### MINUTES

1. Consider approval of the minutes of the August 24, 2022 meeting of the Bismarck Planning & Zoning Commission.

### CONSENT AGENDA CONSIDERATION

The following items are requests for public hearings.

2. **Aster Ridge Subdivision (JW)**.....6  
*Gibbs Township*  
 Zoning Change (A to RR5) | ZC2022-017 | *Consideration*  
 Staff recommendation: schedule a hearing    schedule a hearing    continue    table    deny  
 Major Subdivision Preliminary Plat | PPLT2022-011 | *Consideration*  
 Staff recommendation: tentative approval    tentative approval    continue    table    deny



- 3. **Brunskill Subdivision (version 2) (JW)**.....14  
*Apple Creek Township*  
 Zoning Change (A to RR5) | ZC2022-018 | *Consideration*  
 Staff recommendation: schedule a hearing    schedule a hearing    continue    table    deny  
 Major Subdivision Preliminary Plat | PPLT2022-012 | *Consideration*  
 Staff recommendation: tentative approval    tentative approval    continue    table    deny

**REGULAR AGENDA**

**FINAL CONSIDERATION/PUBLIC HEARINGS**

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

- 4. **Daybreak Second Addition (JW)**.....22  
*Annexation | ANNX2022-002 | Final Consideration*  
 Staff recommendation: approve                       approve    continue    table    deny  
 Zoning Change (A to RT & CG) | ZC2022-003 | *Public Hearing*  
 Staff recommendation: approve                       approve    continue    table    deny  
 Major Subdivision Final Plat | FPLT2022-001 | *Public Hearing*  
 Staff recommendation: approve                       approve    continue    table    deny
  
- 5. **Yegen Strip Addition (Klee)**.....39  
 Major Subdivision Final Plat | FPLT2022-007 | *Public Hearing*  
 Staff recommendation: approve                       approve    continue    table    deny
  
- 6. **Lots 49 & 50, Block 2, Sonnet Heights Subdivision First Replat (JW)**.....46  
 Zoning Change (R10 to RT) | ZC2022-015 | *Public Hearing*  
 Staff recommendation: approve                       approve    continue    table    deny
  
- 7. **Lot 1 and Part of Lot 2, Block 1, Meadow Lark Hill Second Addition Replat (JW)**.....53  
 Zoning Change (RT & CG to CG) | ZC2022-016 | *Public Hearing*  
 Staff recommendation: approve                       approve    continue    table    deny



8. **Lots 1 & 2, Block 1, Sonnet Heights Subdivision 5<sup>th</sup> Replat (WH)**.....62  
 Special Use Permit | SUP2022-015 (Child Care Center) | *Public Hearing*  
 Staff recommendation: approve       approve       continue       table       deny
9. **Lot 2, Block 1, Wolf Subdivision (WH)**.....69  
*Apple Creek Township*  
 Special Use Permit | SUP2022-016 (Oversized Accessory Building) | *Public Hearing*  
 Staff recommendation: approve       approve       continue       table       deny

### OTHER BUSINESS

10. **Introduction of Sarah Fricke and Other Staff Changes**  
 11. **Update of Together 2045**  
 12. **Other**

### ADJOURNMENT

13. **Adjourn.** The next regular meeting date is scheduled for October 26, 2022.

Enclosures: Meeting Minutes of August 24, 2022  
 Building Permit Activity Month to Date Report for August 2022  
 Building Permit Activity Year to Date Report for August 2022