

**BISMARCK PLANNING & ZONING COMMISSION
MEETING MINUTES
June 28, 2023**

The Bismarck Planning & Zoning Commission met on June 28, 2023, at 5:00 p.m. in the Tom Baker Meeting Room in the City-County Office Building, 221 North 5th Street. The meeting was held in person and via Zoom. Chair Schwartz presided and was present in the Tom Baker Meeting Room.

Commissioners present were Cole Johnson, Paul Levchak, Daniel Lukens, Gabe Schell, Wendy Van Duyne, and Paul Zent.

Staff members present were Jannelle Combs – City Attorney, Ben Ehreth – Community Development Director, Sarah Fricke – Senior Administrative Assistant, Isak Johnson – Planner, Kim Lee, Planning Manager, Daniel Nairn – Senior Planner and Jenny Wollmuth – Senior Planner.

MINUTES

Chair Schwartz called for consideration of the minutes of the May 24, 2023 meeting.

MOTION: Commissioner Van Duyne made a motion to approve the minutes of the May 24, 2023 meeting, as presented. Commissioner Zent seconded the motion, and it was unanimously approved with Commissioners Johnson, Levchak, Lukens, Schell, Schwartz, Van Duyne, and Zent voting in favor of the motion.

CONSIDERATION

- 2. LOT 52, BLOCK 1, EDGEWOOD VILLAGE 7TH ADDITION – ZONING MAP AMENDMENT**
- 3. LOT 1, BLOCK 1, AND TRACTS 1A, 2A AND 3A OF LOT 1, LOT 2, BLOCK 1, BASIN ELECTRIC THIRD ADDITION AND LOT 3, BLOCK 1, WISDOM PARK OFFICE ADDITION – ZONING MAP AMENDMENT**

MOTION: Based on the findings contained in the staff reports, Commissioner Levchak made a motion to approve consent agenda items 2 and 3, calling for public hearings on the items as recommended by staff. Commissioner Van Duyne seconded the motion, and it was unanimously approved with Commissioners Johnson, Levchak, Lukens, Schell, Schwartz, Van Duyne, and Zent voting in favor of the motion.

**FINAL CONSIDERATION – ANNEXATION
NORTHERN SKY SECOND ADDITION FIRST REPLAT, PART OF LOT 2, BLOCK 1 AND
ASH COULEE DRIVE RIGHT-OF-WAY**

Chair Schwartz called for the final consideration on the annexation of part of Lot 2, Block 1, and Ash Coulee Drive Right-of-Way, Northern Sky Second Addition First Replat. The property is located in northwest Bismarck, in the northwest quadrant of North Washington Street and Ash Coulee Drive.

Ms. Lee gave an overview of the request and stated that, as a cumulative result of all findings contained in the staff report, City of Bismarck staff find that the annexation would not adversely impact the public health, safety, and general welfare.

Ms. Lee said, based on the findings, staff recommends approval of the annexation of part of Lot 2, Block 1, and Ash Coulee Drive Right-of-Way, Northern Sky Second Addition First Replat.

There were no comments or questions.

MOTION: Based on the findings contained in the staff report, Commissioner Zent made a motion to recommend approval of the annexation of part of Lot 2, Block 1, and Ash Coulee Drive Right-of-Way, Northern Sky Second Addition First Replat. Commissioner Levchak seconded the motion, and the motion was unanimously approved with Commissioners Johnson, Levchak, Lukens, Schell, Schwartz, Van Duyne, and Zent voting in favor of the motion.

PUBLIC HEARING – ZONING MAP AMENDMENT PART OF BLOCK 16, WACHTERS SECOND ADDITION AND ADJACENT LANDS

Chair Schwartz called for the public hearing on a zoning map amendment from the RM30 – Residential, CG – Commercial and PUD – Planned Unit Development zoning districts to the RM30 – Residential and CG – Commercial zoning districts for Lots 1-3 and 7, Block 16, Wachters Second Addition and adjacent lands. The property is located in south central Bismarck, in the southeast quadrant of the intersection of Bismarck Expressway and South Washington Street.

Ms. Lee provided a brief history and an overview of the request and stated that, as a cumulative result of all findings contained in the staff report, City of Bismarck staff find that the proposed zoning map amendment would not adversely impact the public health, safety, and general welfare.

Ms. Lee said, based on the findings, staff recommends approval of the zoning map amendment from the RM30 – Residential, CG – Commercial and PUD – Planned Unit Development zoning districts to the RM30 – Residential and CG – Commercial zoning districts for Lots 1-3 and 7, Block 16, Wachters Second Addition, and adjacent lands.

Commissioner Schell asked for further explanation on adjacent property owners' inquiries. Ms. Lee stated that the inquiries she had received were simply asking the reason for the City's request and both landowners agreed with the request after hearing an explanation.

Chair Schwartz opened the public hearing.

There being no comments, Chair Schwartz closed the public hearing.

MOTION: Based on the findings contained in the staff report, Commissioner Levchak made a motion to recommend approval of the zoning map amendment from the RM30 – Residential, CG – Commercial and PUD – Planned Unit Development zoning districts to the RM30 – Residential and CG – Commercial zoning districts for Lots 1-3 and 7, Block 16, Wachters Second Addition, and

adjacent lands. Commissioner Zent seconded the motion, and the motion was unanimously approved with Commissioners Johnson, Levchak, Lukens, Schell, Schwartz, Van Duyne, and Zent voting in favor of the motion.

OTHER BUSINESS

Mr. Ehreth introduced Isak Johnson as the newest staff member of the Planning Division. He then announced Ms. Lee's retirement and thanked her for her almost 23 years of service to the City of Bismarck. Mr. Nairn will take over as Planning Manager.

Ms. Lee came forward to share remarks about her experience with the City of Bismarck and express gratitude to the members of Planning and Zoning Commission and others she has interacted with throughout her career.

Chair Schwartz thanked Ms. Lee for her dedication and years of service to the community and then welcomed Mr. Johnson. Chair Schwartz then congratulated Mr. Nairn on his new position.

ADJOURNMENT

There being no further business, Chair Schwartz declared the Bismarck Planning & Zoning Commission adjourned at 5:22 p.m. to meet again on July 26, 2023.

Respectfully submitted,



Sarah Fricke
Recording Secretary

Mike Schwartz
Chair