

BISMARCK PLANNING & ZONING COMMISSION
MEETING MINUTES
October 22, 2025

The Bismarck Planning & Zoning Commission met on October 22, 2025, 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. Dakota Media Access was present to record the meeting and archive on freetv.org for public viewing. Vice Chair Johnson presided and was present in the Tom Baker Meeting Room.

Commissioners present were Robert Field, Cole Johnson, Amber Larson, Gabe Schell, Mike Schmitz and Sheldon Sivak.

Commissioners Brian Bitner, Mike Schwartz, Trent Wangen and Paul Zent were absent.

Staff members present were Brady Blaskowski – Building Inspections Director, Sandra Bogaczyk – Office Assistant II, Isak Johnson – Planner, Daniel Nairn – Planning Director, Lauren Oster – Planner, and Jenny Wollmuth – Senior Planner.

MINUTES

Vice Chair Johnson called for consideration of the minutes of the September 24, 2025 meeting.

Commissioner Schell requested a change to the last statement on page 6 to state that the City owns property across Silbernagel Drive, not 43rd Avenue NE.

MOTION: Commissioner Schell made a motion to approve the minutes of the September 24, 2025 meeting, as corrected. Commissioner Schmitz seconded the motion, and it was unanimously approved with Commissioners Field, Johnson, Larson, Schell, Schmitz and Sivak voting in favor of the motion.

PUBLIC COMMENT

Vice Chair Johnson opened the public comment period.

Karen Bonnet commented on the September 24, 2025 public hearing on Silver Ranch Third Addition Third Replat Minor Subdivision Final Plat and Zoning Map Amendment. She noted that there is a spring between Silbernagel Drive and 43rd Avenue NE that should be protected from environmental damage during development and thanked commissioners for protecting her land from being annexed.

Wayne Martieson requested to be removed from the Extraterritorial Area. Commissioner Schmitz acknowledged that staff is aware of his request and are reviewing it.

Tamara Unterseur stated that she appreciated the discussions surrounding the Extraterritorial Area and felt she has little control over her family's property east of 66th Street NE due to the zoning regulations and their inability to develop land for fifty years, which she felt was an excessive amount of time to defer development plans and cited the Metropolitan Planning Organization (MPO) and a standard time frame for Plans. Commissioner Schell explained that the MPO typically works with at least a 30 to 50-year time frame to plan infrastructure.

Mr. Nairn stated that a 50-year outlook is typical in municipalities for infrastructure plans and development projections.

There being no further comments, Vice Chair Johnson closed the public comment period.

CONSIDERATION

3A. PEBBLE CREEK ADDITION, BLOCK 9, LOT 33 ZONING MAP AMENDMENT

3B. RURAL ACCESSORY STRUCTURE SIZE ZONING ORDINANCE TEXT AMENDMENT

MOTION: Based on the findings contained in the staff reports, Commissioner Schmitz made a motion to approve consent agenda items 3A and 3B, calling for public hearings as recommended by staff. Commissioner Sivak seconded the motion, and it was unanimously approved with Commissioners Field, Johnson, Larson, Schell, Schmitz and Sivak voting in favor of the motion.

PUBLIC HEARING – MIRIAM INDUSTRIAL PARK FIFTH ADDITION MINOR SUBDIVISION FINAL PLAT

Vice Chair Johnson called for the public hearing on the minor subdivision final plat of Miriam Industrial Park Fifth Addition. The property is located in northeast Bismarck, north of East Divide Avenue, south of Miriam Avenue, on the east side of Commerce Drive.

Mr. Johnson provided 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 minor subdivision final plat would not adversely impact public health, safety, and general welfare.

Mr. Johnson said, based on the findings contained in the staff report, staff recommends approval of the minor subdivision final plat of Miriam Industrial Park Fifth Addition.

Vice Chair Johnson opened the public hearing.

Landon Niemiller, a representative of the property owner, said that the project is a good opportunity to clean up all the disparate Auditors lots in that area.

Commissioner Schell asked if the applicant could please detail the reason for the sewer line easement. Mr. Niemiller stated that the purpose is to create an ability for workers to get access, should they need to.

There being no further comments, Vice Chair Johnson closed the public hearing.

MOTION: Based on the findings contained in the staff report, Commissioner Larson made a motion to approve the minor subdivision final plat of Miriam Industrial Park Fifth Addition. Commissioner Schmitz seconded the motion, and the motion was unanimously approved with Commissioners Field, Johnson, Larson, Schell, Schmitz and Sivak voting in favor of the motion.

PUBLIC HEARING – PARTS OF RIVERVIEW ADDITION AND MCKENZIE’S ADDITION PLANNED UNIT DEVELOPMENT AMENDMENT

Vice Chair Johnson called for the public hearing on a Planned Unit Development amendment of parts of Riverview Addition and McKenzie’s Addition. The property is located in west-central Bismarck, west of North Washinton Street between West Avenue A and West Rosser Avenue, along the east side of Raymond Street.

Ms. Oster provided 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 planned unit development amendment would not adversely impact the public health, safety, and general welfare.

Ms. Oster said, based on the findings, staff recommends approval of the Planned Unit Development amendment on Lots 5 and 6, Block 1, Riverview Addition and Lot 7 and the East 75 feet of Lots 8-12, Block 28, McKenzie’s Addition.

Commissioner Schell asked how the 55-foot building height was calculated. Ms. Oster showed the last image in the staff report showing the topography of the property along Raymond Street and stated that an average height according to the slope was measured.

Vice Chair Johnson opened the public hearing.

Mother Mary Joseph thanked commissioners for considering this project and noted the beautiful chapel inside which will benefit the neighborhood.

There being no further comments, Vice Chair Johnson closed the public hearing.

MOTION: Based on the findings contained in the staff report Commissioner Sivak made a motion to recommend approval of the Planned Unit Development amendment on Lots 5 and 6, Block 1, Riverview Addition and Lot 7 and the East 75 feet of Lots 8-12, Block 28, McKenzie’s Addition. Commissioner Schmitz seconded the motion, and the motion was unanimously approved with Commissioners Field, Johnson, Larson, Schell, Schmitz and Sivak voting in favor of the motion.

PUBLIC HEARING – HAYCREEK TOWNSHIP, E1/2, S25 SPECIAL USE PERMIT

Vice Chair Johnson called for the public hearing on a special use permit to increase the allowable area of accessory structures to 15,000 square feet on Auditor’s Lot S-3 in the East ½ of Section 25, Hay Creek Township. The property is located west of Bismarck, between Interstate 94 and Wilderness Cove Road, along the west side of River Road.

Ms. Wollmuth provided 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 special use would not adversely impact public health, safety, and general welfare. Ms. Wollmuth stated that Lonnie Barth, the property owner, intends to build a 10,943 square foot accessory building in addition to the existing approximately 4,000 square foot accessory building, and place a manufactured home on the lot.

Ms. Wollmuth said, based on the findings, staff recommends approval of the special use permit to increase the allowable area of accessory buildings to 15,000 square feet on Auditor's Lot S-3 in the East ½ of Section 25, Hay Creek Township.

Vice Chair Johnson opened the public hearing.

There being no comments, Vice Chair Johnson closed the public hearing.

MOTION: Based on the findings contained in the staff report, Commissioner Schmitz made a motion to approve the special use permit to increase the allowable area of accessory buildings to 15,000 square feet on Auditor's Lot S-3 in the East ½ of Section 25, Hay Creek Township. Commissioner Field seconded the motion, and it was unanimously approved with Commissioners Field, Johnson, Larson, Schell, Schmitz and Sivak voting in favor of the motion.

PUBLIC HEARING – 2025 AMENDMENTS TO GROWTH PHASING PLAN PLAN AMENDMENT

Vice Chair Johnson called for the public hearing on revisions to the Growth Phasing Plan, included within the Together 2045 Comprehensive plan. Mr. Nairn stated that this plan is reviewed annually to evaluate changing development conditions and available capacity to absorb projected growth, and that this year the plan is being used to determine changes to Bismarck's extraterritorial area. Mr. Nairn presented on the growth trends, projections for the future, and amount of land needed to support future growth.

Mr. Nairn explained the proposed changes to the Growth Phasing Plan and noted that there may be some changes to the Plan as presented since both the City Commission and County Commission are reviewing for use as the extraterritorial area.

Mr. Nairn provided 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 revision to the Growth Phasing Plan would not adversely impact public health, safety, and general welfare.

Mr. Nairn said, based on the findings contained in the staff report, staff recommends approval of the Growth Phasing Plan of the Comprehensive Plan, as described in the staff report and attachments.

Vice Chair Johnson opened the public hearing.

There being no comments, Vice Chair Johnson closed the public hearing.

MOTION: Based on the findings contained in the staff report, Commissioner Schmitz made a motion to approve the revised Growth Phasing Plan as presented by staff. Commissioner Larson seconded the motion, and it was unanimously approved with Commissioners Field, Johnson, Larson, Schell, Schmitz and Sivak voting in favor of the motion.

OTHER BUSINESS

ARTS AND CULTURE MASTER PLAN PRESENTATION

Ms. Oster stated that the City of Bismarck was awarded an Our Town grant from the National Endowment for the Arts in 2022 to create an Arts and Culture Master Plan (Plan) for Bismarck. As contained in the Agenda Packet, community engagement for this Plan occurred between late 2024 and early 2025 and shall be provided to City Commission for adoption after the final input from each of the boards and commissions is incorporated. Ms. Oster presented the Arts and Culture Master Plan to Commissioners, as included in the Agenda Packet and called for comments.

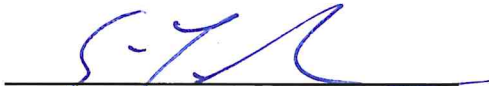
CHANGES TO DEPARTMENT STRUCTURE

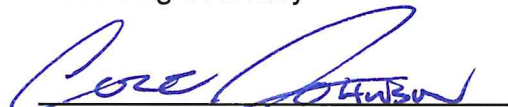
Mr. Nairn noted some changes in the Community Development Department. He stated that Brady Blaskowski is now the Building Inspections Director and he is the Planning Director and there is no longer the Department of Community Development.

ADJOURNMENT

There being no further business, Vice Chair Johnson declared the Bismarck Planning & Zoning Commission adjourned at 5:58 p.m. to meet again on November 19, 2025.

Respectfully submitted,



Sandra Bogaczyk
Recording Secretary

Cole Johnson
Vice Chair