

**BISMARCK PLANNING & ZONING COMMISSION
MEETING MINUTES
March 25, 2026**

The Bismarck Planning & Zoning Commission met on March 25, 2026, 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 DakotaMediaAccess.org for public viewing. Chair Schwartz presided and was present in the Tom Baker Meeting Room.

Commissioners present were Brian Bitner (via Zoom), Cole Johnson, Gabe Schell, Mike Schmitz, Mike Schwartz, Sheldon Sivak, Conner Swanson, Kendra Taylor, and Al Wangler.

Staff members present were Brady Blaskowski – Building Official, Sarah Fricke – Senior Administrative Assistant, Isak Johnson – Planner, Daniel Nairn – Planning Director, Lauren Oster – Planner, and Jenny Wollmuth – Senior Planner.

MINUTES

Chair Schwartz called for consideration of the minutes of the January 28, 2026 and February 25, 2026 meetings.

MOTION: Commissioner Wangler made a motion to approve the minutes of the January 28, 2026 meeting. Commissioner Johnson seconded the motion, and it was unanimously approved with Commissioners Bitner, Johnson, Schell, Schmitz, Schwartz, Sivak, Swanson, Taylor, and Wangler voting in favor of the motion.

MOTION: Commissioner Johnson made a motion to approve the minutes of the February 25, 2026 meeting. Commissioner Schmitz seconded the motion, and it was unanimously approved with Commissioners Bitner, Johnson, Schell, Schmitz, Schwartz, Sivak, Swanson, Taylor, and Wangler voting in favor of the motion.

PUBLIC COMMENT

Chair Schwartz opened the public comment period.

There being no comments, Chair Schwartz closed the public comment period.

CONSIDERATION

**3A. LAND DEVELOPMENT CODE
ZONING ORDINANCE TEXT AMENDMENT and ZONING MAP AMENDMENT**

Mr. Nairn gave a brief overview of the Land Development Code and said staff recommendation is to call for a public hearing.

MOTION: Based on the findings contained in the staff report, Commissioner Schmitz made a motion to approve consent agenda item 3A calling for a public hearing as recommended by staff. Commissioner Swanson seconded the motion, and it was unanimously approved with Commissioners Bitner, Johnson, Schell, Schmitz, Schwartz, Sivak, Swanson, Taylor, and Wangler voting in favor of the motion.

**PUBLIC HEARING – CRUZ SUBDIVISION
ZONING MAP AMENDMENT, and MAJOR SUBDIVISION FINAL PLAT**

Chair Schwartz called for the public hearing on a zoning map amendment from the A – Agricultural zoning district to the RR – Residential zoning district and major subdivision final plat for Cruz Subdivision. The property is located southeast of Bismarck, east of 52nd Street Southeast, on the south side of 48th Avenue Southeast.

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 zoning map amendment and major subdivision final plat would not adversely impact public health, safety, and general welfare.

Ms. Oster said, based on the findings contained in the staff report, staff recommends approval of the zoning map amendment from the A – Agricultural zoning district to the RR – Residential zoning district and major subdivision final plat for Cruz Subdivision.

Chair Schwartz opened the public hearing.

Josh Muehler, Mountain Plains, LLC, came forward to answer questions.

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

MOTION: Based on the findings contained in the staff report, Commissioner Sivak made a motion to approve the zoning map amendment from the A – Agricultural zoning district to the RR – Residential zoning district and the major subdivision final plat for Cruz Subdivision. Commissioner Johnson seconded the motion, and it was unanimously approved with Commissioners Bitner, Johnson, Schell, Schmitz, Schwartz, Sivak, Swanson, Taylor, and Wangler voting in favor of the motion.

**PUBLIC HEARING – FLOODPLAIN DISTRICT
ZONING ORDINANCE TEXT AMENDMENT**

Chair Schwartz called for the public hearing on a zoning ordinance text amendment to Section 14-04-19 to update references to North Dakota Century Code (NDCC) chapters relating to Senate Bill 2027, related to the floodplain district.

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 zoning ordinance text amendment would not adversely impact public health, safety, and general welfare.

Ms. Wollmuth said, based on the findings contained in the staff report, staff recommends approval of the zoning ordinance text amendment to Section 14-04-19 to update references to North Dakota Century Code (NDCC) chapters relating to Senate Bill 2027, related to the floodplain district.

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 Johnson made a motion to approve the zoning ordinance text amendment related to the floodplain district. Commissioner Sivak seconded the motion, and it was unanimously approved with Commissioners Bitner, Johnson, Schell, Schmitz, Schwartz, Sivak, Swanson, Taylor, and Wangler voting in favor.

OTHER BUSINESS

Mr. Nairn explained the recently signed joint powers agreement between the City of Bismarck and Burleigh County regarding the Missouri Valley Complex fairgrounds.

Chair Schwartz reminded Commissioners of the upcoming training being held March 31 from 2:00 pm to 4:00 pm. Mr. Nairn said the training is open to the public.

ADJOURNMENT

There being no further business, Chair Schwartz declared the Bismarck Planning & Zoning Commission adjourned at 5:24 p.m. to meet again on April 22, 2026.

Respectfully submitted,



Sarah S. Fricke
Recording Secretary

Mike Schwartz
Chair