



Bismarck Planning and Zoning Commission

MEETING AGENDA August 27, 2025

Tom Baker Meeting Room	City-County Office Building	5:00 PM
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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. 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 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, FreeTV.org, RadioAccess.org, ROKU, Apple TV and Fire TV.

1. **APPROVAL OF MEETING MINUTES**

- A. Guide to Public Participation
- B. Map of all items on the agenda
- C. Consider approval of minutes

2. **PUBLIC COMMENT**

Limited to items on this meeting agenda, other than public hearing items, or the previous Planning and Zoning Commission meeting.

3. **CONSENT AGENDA**

A. **Olive Tree Second Subdivision (JW)**

Preliminary Plat | PPLT2025-009 | Consideration
Staff recommends: Call for Public Hearing

B. Silver Ranch Third Addition Third Replat (IJ)

Zoning Map Amendment | ZC2025-016 | Consideration
Staff recommends: Call for Public Hearing

Minor Subdivision Final Plat | MPLT2025-007 | Consideration
Staff recommends: Call for Public Hearing

C. Short-Term Rentals (LO)

Zoning Ordinance Text Amendment | ZOTA2025-004 | Consideration
Staff recommends: Call for Public Hearing

4. REGULAR AGENDA

A. Elk Ridge Fourth Addition (JW)

Annexation | ANNX2025-006 | Final Consideration
Staff recommends: Approve

B. Part of East Century Avenue and 52nd Street NE (IJ)

Annexation | ANNX2025-005 | Final Consideration
Staff recommends: Approve

C. Northern Pacific Addition, Block 10, Lots 1-4 (IJ)

Future Land Use Plan Amendment | FLUP2025-005 | Public Hearing
Staff recommends: Approve

Zoning Map Amendment | ZC2025-013 | Public Hearing
Staff recommends: Approve

D. South Meadows Addition Third Replat, Block 1, Lots 1-10 (LO)

Future Land Use Plan Amendment | FLUP2025-004 | Public Hearing
Staff recommends: Approve w/Conditions

Zoning Map Amendment | ZC2025-014 | Public Hearing
Staff recommends: Approve w/Conditions

E. Lunde Addition (IJ)

Major Subdivision Final Plat | FPLT2025-007 | Public Hearing
Staff recommends: Approve

F. Boulder Ridge Commercial Addition (LO)

Zoning Map Amendment | ZC2025-015 | Public Hearing
Staff recommends: Approve

Major Subdivision Final Plat | FPLT2025-006 | Public Hearing
Staff recommends: Approve

G. **William Blackstone Addition (JW)**

Annexation| ANNX2023-004 | Public Hearing
Staff recommends: Approve

Zoning Map Amendment | ZC2023-009 | Public Hearing
Staff recommends: Approve

Major Subdivision Final Plat | FPLT2024-004 | Public Hearing
Staff recommends: Approve

H. **Hightop Acres Third Subdivision, Block 1, Lot 7 (LO)**

Special Use Permit | SUP2025-012 | Public Hearing
Staff recommends: Approve

I. **Silver Ranch Fourth Addition, Block 1, Lot 3 (IJ)**

Special Use Permit | SUP2025-014 | Public Hearing
Staff recommends: Approve

J. **Keeping of Chickens (JW)**

Zoning Ordinance Text Amendment | ZOTA2025-002 | Public Hearing
Staff recommends: Approve

5. **OTHER BUSINESS**

6. **ADJOURN**

A. The next meeting of the Planning and Zoning Commission is scheduled for September 24, 2025.

B. Building Permit Data: [Month to Date](#) or [Year to Date](#)