

**2040 Comprehensive Plan Steering Committee**  
Meeting Minutes for September 30, 2022 @ 11:00am.  
Public Works Building, 1025 31<sup>st</sup> Avenue SE  
Conference Room #1

**Members Present:** Kelly Barnett, Kevin Harmon, Mark Lyman, Tim Baumann, Cassidy Hjelmstad, Stephan Podrygula, Kerri Zabolotney.

**Members Absent:** Justin Anderson, John Kutch, and Kevin Black

**Others Present:** Brian Billingsley (Community & Economic Development Director), John Van Dyke (Principal Planner), Scott Harmstead (SRF Consultant), Shane Goettle (Odney), Beth Feldner (Odney), Abbey Hebbert (Confluence), Maelo Maldonado (Confluence).

**Guests:** None

**Call to Order:** The meeting was called to order at 11:09 am.

**Agenda:**

- Planning Area Review
- Future Land Use Maps
- Downtown Visioning
- Study Area Land Use & Population Projections

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**Adoption of Minutes:**

Mr. Lyman made a motion to approve the August 5, 2022 meeting minutes. Second by Mr. Harmon. The minutes were unanimously approved by the steering committee.

Harmstead went over the agenda for the meeting, beginning with the defined planning areas and their workshop attendance:

**Review of Planning Areas:**

City staff and consultants went over the five planning areas with the Steering Committee.

**Northwest Planning Area**

- Northwest Growth Area – Is appropriate for large scale commercial uses. However, buffering is important. Light and noise impacts on adjacent residential neighborhoods will become an issue as this growth areas develops commercially.
- Need to review data on retail needs and incorporate it into the plan.
- Commercial along 21<sup>st</sup> Ave NW is needed to serve the neighborhood.
- Lack of Restaurant in the NW quadrant.
- Horizontal mixed use and smaller scale commercial is ideal at southwestern corner of NW bypass and 21<sup>st</sup> Avenue.
- General commercial is ideal at the southeastern corner of the NW bypass and 21<sup>st</sup> Avenue.

**Southwest Planning Area**

- Showed corridors for gateway commercial (37<sup>th</sup> Avenue SW, 16<sup>th</sup> Street SW, and 30<sup>th</sup> Street SW.
- Pedestrian connectivity policy is critical in this area.

**Flood Impact Areas**

- MSU is promoting a “University Village” concept around MSU.
- Supportive of development similar to Beaver Ridge (vertical mixed use)—this has been very successful.

- Apply two blocks of mixed use development along the east side of Broadway across the street from MSU.
- Need to contact Minot Schools about the old Ramstad property to confirm whether the site is locked for no development due to FEMA restrictions. This site regardless needs to be called out in the Plan as an opportunity, even if it is open/recreation space.
- North Broadway connection from Downtown to MSU is critical for pedestrian and bikes. Also may consider other parallel north/south routes between Downtown and MSU.

#### Downtown Area

- Consider showing more of a noise and visual buffer along the east side of Broadway in downtown.
- Rename the south side of downtown as “SODO”.

#### East ETA Area

- Identify lagoons as future transition to recreational use.
- Need to further identify Gateway Commercial corridors along North Broadway.

#### **Downtown Renderings:**

Mr. Maldonado of Confluence presented several renderings of downtown Minot, including some ideas for the future existing Trinity properties along Burdick and Broadway. Greenspaces were emphasized. These renderings will be incorporated into the comprehensive plan. He answered a few questions from the committee. No decisions were made by the committee.

#### **Population Projections:**

Mr. Harmstead presented some population projects for the region. He is projecting an addition 14,000 people will reside in the city by 2040.

#### **Discussion:**

Mr. Harmstead discussed the schedule to finalize the Comprehensive Plan and future meetings to held with the committee and the general public. The next steering committee meeting will take place in January and a public workshop will be scheduled in February. The plan is scheduled to be ready for adoption in the spring.

#### **Adjournment:**

The meeting adjourned at 1:03 pm.