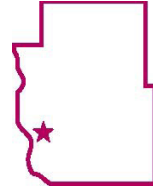




# Burleigh County Planning and Zoning Commission Meeting Agenda

Tom Baker Meeting Room, City/County Building, 221 5<sup>th</sup> Street N,  
Bismarck, ND



5:15pm

Attend in Person || Watch Live on Government Access Channels 2 or 602 || Stream on [DakotaMediaAccess.org](https://www.dakotamediaaccess.org)  
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## AGENDA - AMENDED MAY 13, 2026

1. Pledge of Allegiance
2. Roll Call
3. Approval of April 8, 2026, Minutes
4. Public Comments: *(Restricted to Burleigh County residents and landowners)*
5. Consent Agenda: *(The following item(s) are request(s) for a public hearing)*
  - 5-1 Arcadia Lite Estates Subdivision
    - *Requests approval of the preliminary plat and call for a public hearing*  
*Staff Recommendation: Approval*
  - 5-2 Ponderosa Riverside Village 9
    - *Requests approval of the preliminary plat and call for a public hearing.*  
*Staff Recommendation: Approval*
  - 5-3 Norbs Subdivision
    - *Request approval of the preliminary plat and call for a public hearing.*  
*Staff Recommendation: Approval*
  - 5-4 Klatte Subdivision and Zoning Change
    - *Request approval of the preliminary plat and zoning change and call for a public hearing*  
*Staff Recommendation: Approval*
  - 5-5 Strong Farms Zoning Change and Preliminary Plat
    - *Request approval of the PUD zoning change and preliminary plat. Call for a public hearing*  
*Staff Recommendation: Approval*
6. Public Hearing Agenda:
  - 6-1 Ponderosa Riverside Village 8 Subdivision
    - *Requests approval of a two (2) lot Subdivision*  
*Staff recommendation: Approval*
  - 6-2 Sarkilahti Variance
    - *Requests approval of a variance to setbacks to build accessory building*  
*Staff recommendation: Approval*
7. Agenda Items:

Revise and up date ordinances:

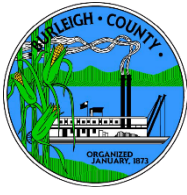
  - 7-1 Ex. Zoning District Article 3 Definitions
  - 7-2 Ex. Zoning District Article 6 Incidental Uses
  - 7-3 Ex. Zoning District Article 8 Sec 4 Childcare Center, Sec Home Occ.

- 7-4 Ex. Zoning District Article 11 Ag Agricultural
- 7-5 Ex. Zoning District Article 12 R1 Residential
- 7-6 Ex. Zoning District Article 13 R2 Residential District
- 7-7 Ex. Zoning District Article 15 R5 MH
- 7-8 Ex. Zoning District Article 16 C Commercial
- 7-9 Ex. Zoning District Article 18 I Industrial

7 Other Business

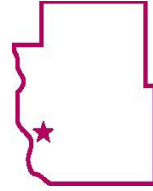
8 Adjourn

Next Meeting: June 10, 2026



# Burleigh County Planning and Zoning Commission Meeting Agenda

Tom Baker Meeting Room, City/County Building, 221 5<sup>th</sup> Street N,  
Bismarck, ND



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## AGENDA April 8, 2026

1. Pledge of Allegiance
2. Roll Call
3. Approval of March 11, 2026 Minutes
4. Public Comments: *(Restricted to Burleigh County residents and landowners)*
5. Consent Agenda: *(The following item(s) are request(s) for a public hearing)*
  - 5-1 Arcadia Lite Estates Subdivision
    - *Requests approval of the preliminary plat and call for a public hearing*  
*Staff Recommendation: Approval*
  - 5-2 Meadows End Subdivision
    - *Requests approval of the preliminary plat and call for a public hearing.*  
*Staff Recommendation: Approval*
6. Public Hearing Agenda:
  - 6-1 EAH Subdivision
    - *Requests approval of a two (2) lot Subdivision and a zoning change call for a public hearing.*  
*Staff recommendation: Approval*
  - 6-2 CJB Subdivision
    - *Requests approval of one (1) lot Subdivision and call for a public hearing.*  
*Staff recommendation: Approval*
  - 6-3 Rohrich Variance
    - *Requests approval of a variance to setbacks to build accessory building.*  
*Staff recommendation: Approval*
  - 6-4 Humann Variance
    - *Requests approval of a variance to setbacks to build accessory building.*  
*Staff recommendation: Denial*
7. Draft Amendments to Certain Districts .
  - 7-1 Introduction- Draft Amendments to the Following Districts  
Review the following Staff Report Exhibits:
    - Ex. 7.1.1. Zoning District Article 21 FP
    - Ex. 7.1.2. Zoning District Article 11 Ag
    - Ex. 7.1.3. Zoning District Article 12 R1

- Ex. 7.1.4. Zoning District Article 15 R5
- Ex. 7.1.5. Zoning District Article 16 C
- Ex. 7.1.6. Zoning District Article 18 I
- Ex. 7.1.7. Zoning District Article 20 PUD
- Ex. 7.1.8. Zoning District Article 20-1 P-Public
- Ex. 7.1.9. Zoning District Article 8- Section 2. Home Occupation

8. Other Business:

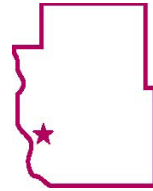
9. Adjourn

Next Meeting: May 13, 2026



# Burleigh County Planning and Zoning Commission Meeting Agenda

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Bismarck, ND



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## **AGENDA** **February 11, 2026**

1. Roll Call
2. Approval of January 14, 2026, Minutes
3. Public Comments: *(Restricted to Burleigh County residents and landowners)*
4. Consent Agenda: *(The following item(s) are request(s) for a public hearing)*
  - 4-1 All American Subdivision
    - Requests approval of a one (1) lot Subdivision and call for a public hearing.  
*Staff recommendation: Approval*
  - 4-2 Apple Creek Ridge 2<sup>nd</sup> Subdivision
    - Requests approval of a one (1) lot Subdivision and call for a public hearing.  
*Staff recommendation: Approval*
  - 4-3 Aberle 5<sup>th</sup> Subdivision
    - Requests approval of a five (5) lot Subdivision and call for a public hearing.  
*Staff recommendation: Approval*
  - 4-4 Riverside 2<sup>nd</sup> Subdivision Replat.
    - Requests approval of a one (1) lot Subdivision and call for a public hearing.  
*Staff recommendation: Approval*
5. Public Hearing Agenda:
  - 5-1 Kummer Ranch Final Subdivision:  
*Requests approval of a one (1) lot Subdivision, staff recommends approval.*
  - 5-2 Amendments to Zoning Ordinance: *(Continuation of First Hearing)*Review the following Staff Reports:
  - Ex. 5.2.1. Zoning Comparison Art. 21- 14-04-19
  - Ex. 5.2.2. Zoning Comparison Ag-Ag.

- Ex. 5.2.3. Zoning Comparison R1 – RR
- Ex. 5.2.4. Zoning Comparison R1 – R5
- Ex. 5.2.5. Zoning Comparison R1 - RR5
- Ex. 5.2.6. Zoning Comparison R1 - RM
- Ex. 5.2.7. Zoning Comparison R2 - RM10
- Ex. 5.2.8. Zoning Comparison R2 - RM15

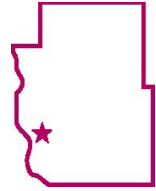
6. Other Business: Next Meeting is on March 11, 2026

7. Adjourn



# Burleigh County Planning and Zoning Commission Meeting Agenda

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## AGENDA

January 14, 2026

1. Introduction of new Planning and Zoning Commission Member  
Mitch Flanagan – Director
2. Roll Call
3. Election of Officers  
Mitch Flanagan – Director
4. Approval of December 10, 2025, Minutes
5. Public Comments: *(Restricted to Burleigh County residents and landowners)*
6. Consent Agenda: *(The following item(s) are request(s) for a public hearing)*  
6-1 Kummer Ranch Subdivision:  
-Requests approval of a one (1) lot Subdivision and call for a public hearing.  
*Staff recommendation: Approval*
7. Public Hearing Agenda:  
7-1 Amendment 21 – FP Floodplain District *(First Hearing)*  
*Staff recommendation: Approval*  
7-2 Amendments: *(First Hearing)*
  - Amendment Article 3 – Definitions
  - Amendment Article 5 – General Provisions and Guidance
  - Amendment Article 7 – Use Groups
  - Amendment Article 10 – Automobile Parking
  - Amendment Article 13 – RR Residential District – New

- Amendment Article 19 – MH – Manufactured Home  
*Staff recommendations: Approval*

5. Other Business: Next Meeting is on February 11, 2026
6. Adjourn