



AGENDA
MANDAN PLANNING & ZONING COMMISSION
COMMISSION ROOM 5:30 P.M.
MONDAY, FEBRUARY 24, 2020

Roll Call, Reading and Approval of the January 27, 2020 minutes.

PUBLIC HEARINGS

1. A request from Central Dakota Humane Society and Elmer & Alvina Madler for consideration of approval of an amendment to the City of Mandan's Land Use and Transportation Plan that serves as the City's Comprehensive Plan; a preliminary plat and zone change from A (Agricultural) and R7 (Single-Family Residential) to CB (Commercial) and A (Agricultural). Said property is all of Auditor's Lot A of the NE ¼ of Section 9 and Longhorn 1st Addition Replat (including Entzel Drive) of the NW ¼ of Section 10, Township 139N, Range 81W of Morton County, North Dakota.

A. Staff report B. Open for public comment C. Close public comment D. Commission action

Staff Recommendation: I move to approve the amendment to the land use and transportation plan as outlined in Exhibit 5, recommend approval to the change in zoning as outlined in Exhibit 6, and approve the preliminary plat presented in Exhibit 4 subject to the necessary dedication of right-of-way for the planned future arterial of 37th St.

2. A request from VE Land Company, LLC, for consideration of approval of a preliminary plat. Said property is Lot 1, Block 4, Lakewood 9th Addition of Section 1, Township 138N; Range 81W, City of Mandan, Morton County, North Dakota. The property is located at 3901 21st St. SE.

A. Staff report B. Open for public comment C. Close public comment D. Commission action

Staff Recommendation: I move to approve the preliminary plat as presented in Exhibit 2 subject to the conditions of approval contained in Exhibit 3.

3. A request from Cloverdale Foods Co. to consider approval of a preliminary plat, final plat, setback variance and variance to non-zoning/non-subdivision regulations (number of approaches). Said property is a replat of Lots 1 & 2, Block 1, Mandan Industrial Park of the SE ¼ of Section 17, Township 139N, Range 81W, City of Mandan, Morton County, North Dakota. The property is located at 3015 & 3017 34th Street NW.

A. Staff report B. Open for public comment C. Close public comment D. Commission action

Staff Recommendation: I move to approve the preliminary plat as presented in Exhibit 2, recommend approval of the final plat as presented in Exhibit 3, and recommend approval of the variance to the Gateway Overlay District I-94 Setback as presented in Exhibit 4 based on the findings in Exhibit 5.

4. A request from Dr. Eric Belanger for approval of a preliminary plat and zone change from A (Agricultural) to RM (Multi-Family Residential). Said property is part of the north half of the SE ¼ of Section 16, Township 139N, Range 81W, City of Mandan, Morton County, North Dakota.

A. Staff report B. Open for public comment C. Close public comment D. Commission action

Staff Recommendation: I move to table this item until the easement issue is resolved and the applicant determines whether or not phasing is desired.

5. Presentation by the Bismarck-Mandan MPO for consideration and potential approval of Arrive 2045, Metropolitan Transportation Plan.

A. Staff report B. Open for public comment C. Close public comment D. Commission action

Staff Recommendation: Move to recommend approval of the Arrive 2045 MTP by Resolution of Adoption.

ADJOURN