



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

Due to ongoing public health concerns related to COVID-19, the City of Mandan is encouraging citizens to provide their comments for agenda items via email to info@cityofmandan.com. Please provide your comments before noon on the day of the meeting. Comments will be forwarded to the Planning & Zoning Commissioners prior to the meeting.

City Hall will be open for this meeting. If you would prefer to appear via video or audio link, please provide your contact information to info@cityofmandan.com. Many Planning & Zoning Commissioners may be attending this meeting remotely.

The public may access the LIVE meeting at:

Watch & Listen - Government Access (Midcontinent) cable channels 2 & 602 HD
Streaming LIVE at: tinyURL.com/FreeTV-602 and on Roku or Apple TV

Listen – Radio Access 102.5 FM RadioAccess.org

Web - Please go to the following link to join the webinar: <https://us02web.zoom.us/j/81747372739> or by **TELEPHONE:**
Dial 1 669 900 6833. Webinar ID: 817 4737 2739

Introduction of Darren Haugen, School Board Representative, to the Planning & Zoning Commission.

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

PUBLIC HEARINGS

1. A request from Terrance Wetch for a zone change from R7 (Single-Family Residential) to CB (Commercial). Said property is Lot A of Lots 3 & 4 of Auditor's Lot E of the SW ¼ of Section 29, Township 139N, Range 81W, Morton County, North Dakota, located on Sunny Road SW.

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

Staff Recommendation: To recommend approval of the rezone from R7 Residential to CB Commercial as presented for the reasons specified in Exhibit 4.

2. A request from Bismarck ND SU RE, LLC, for consideration of a preliminary plat, final plat, and zone change. Proposed name of plat is Foundation Addition. Said property is Lots 24 – 27, Block 2, Pioneer Industrial Park 1st Addition in the NW ¼ of Section 22, 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: To recommend approval of the preliminary and final plats along with the rezone from RM Residential and MC Industrial to CB Commercial based on the findings in Exhibit 4.

3. A request from Eric Belanger for consideration of a final plat to be named Rockwood First Addition (previously called Sunset AveNew First Addition). Said property is part of the N1/2 of the SE1/4 of Section 16, Township 139N, Range 81W.

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

Staff Recommendation: To recommend approval of the final plat subject to requirements in Exhibit 2 and entering into a development agreement similar to the one provided in Exhibit 3.

4. A request from Val Renner for consideration of a special use permit for multi-use shops. Said property is Lot 3, Block 1, Evergreen Heights 3rd Addition in Section 35, Township 139N, Range 81W. Property is located north of 19th St. SW and west of Highway 1806 S.

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

Staff Recommendation: To recommend approval of the special use permit for a multi-use shop as provided in Exhibit 6 based on the findings in Exhibit 5.

5. A request from Kennedy Grensteiner, A Child's Garden, for consideration of a special use permit to operate a daycare at 1710 E Main Street. Said property is the East 105' of Lot 1 (less N. 146') and all of Lot 2, Block 1, Eastwood Acres 4th Addition of Section 26, Township 139N, Range 81W.

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

Staff Recommendation: To recommend approval of the special use permit for a daycare with conditions as provided in Exhibit 8 based on the findings in Exhibit 9.

OTHER BUSINESS

1. Brief update on the zoning ordinance rewrite.

ADJOURN