



AGENDA
MANDAN PLANNING & ZONING COMMISSION
COMMISSION ROOM 5:30 P.M.
MONDAY, SEPTEMBER 28, 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 by **WEB**: Please go to the following link to join the webinar: <https://us02web.zoom.us/j/89024087093> or by **TELEPHONE**: Dial: 1 346 248 7799 Webinar ID: 890 2408 7093*

Roll Call, Reading and Approval of the August 24, 2020, minutes.

PUBLIC HEARINGS

1. A zone change request initiated by the city. Rezone from R7 (Single-Family) to Agricultural. Said property is Lots 1 & 2, Block 1, Schaff Estates lying in Section 7, Township 139N, Range 81W, Morton County, North Dakota.

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

Staff Recommendation: Engineering and Planning recommends approval of the zoning map amendment as presented in Exhibit 3.

2. A request to consider recommending approval of an ordinance amending Section 105-2-3 (6) and 105-2-3 (7) of the Mandan Code of Ordinances related to Interpretation of District Boundaries.

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

Staff Recommendation: Engineering and Planning recommend approval of the DRAFT ordinance as provided in Exhibit 1.

3. A request from Arthur, Craig, and Susan Rask for consideration of approval for a variance to the rear setback of 20' to 5.4' for 708 6th Avenue NW and a variance to the front setback of 50' to 5.9' on 706 6th Avenue NW. Said property is Lots 10 & 11, Block 83, Northern Pacific 1st Addition in Section 27, 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: Engineering and Planning recommends approval of the variance as illustrated in Exhibit 2 based on the findings in Exhibit 3.

4. A request from Victor Goncharov for consideration of approval for a special use permit for a two-unit multi-use shop. Said property is Lot 2, Block 1, Replat of Big Sky Estates 3rd Addition, lying in the SW ¼ of Section 16, Township 139N, Range 81W, in the City of Mandan, Morton County, North Dakota.

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

Staff Recommendation: Engineering/Planning recommend approval of the special use permit for a two-unit multi-use shop as provided in Exhibit 7 based on the findings in Exhibit 6.

5. A request from Jason Frank for consideration of annexation, a zone change from AG (Agriculture) to R7 (Single-Family Residential), and a preliminary plat to be named Sloane's Addition. Said property is part of the SW ¼ of the NE ¼ of Section 3, Township 138N, Range 81W, Morton County, North Dakota.

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

Staff Recommendation:

If the applicant is amenable to addressing the concerns with regard to future development of the property into typical city-sized lots, the Engineering and Planning Department recommend the Planning and Zoning Commission require this information prior to making a decision and table the item to the October Planning and Zoning meeting.

If the applicant is not amenable to addressing the concerns with regard to future development of the property into typical city-sized lots, the Engineering and Planning Department recommend denial based on the reasons provided in Exhibit 5.

ADJOURN