



AGENDA
MANDAN PLANNING & ZONING COMMISSION
COMMISSION ROOM 5:30 P.M.
MONDAY, OCTOBER 26, 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/82898647204> or by **TELEPHONE**: Dial: 1 669 900 6833 Webinar ID: 828 9864 7204*

Roll Call, Reading and Approval of the September 28, 2020, minutes.

PUBLIC HEARINGS

1. A request from Terrance Wetch for a zone change from R7 (Single-Family Residential) to CB (Commercial) of Lot A of Lots 3 & 4 of auditor's Lot E in Section 29, Township 139N, Range 81W, Morton County, North Dakota. The property is 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 Ord. 1351 related to a rezone from R7 Residential to CB Commercial as presented for the reasons specified in Exhibit 4. OR To recommend denial of Ord. 1351 related to a rezone from R7 Residential to CB Commercial determining the shift in character from rural residential to commercial in nature is premature.

2. A request from Jan & Rayette Fasching for approval for a variance to right-of-way requirements on a subdivision plat. Said property is the vacated portion of 7th Avenue SW and 7th Street SW in Section 34, Township 139, Range 81W, City of Mandan, Morton County, North Dakota. The property is located at 711 7th Street SW.

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

Staff Recommendation: To recommend approval of the variance to our right-of-way width standards found within Section 109-3-2 of our Municipal Code.

3. A request from Jason Frank, Diversity Homes, for preliminary plat to be named Sloane's Addition, annexation, and zone change. Said property is Part of the SW ¼ of the NE ¼ in Section 3, Township 138N, Range 81W, Morton County, North Dakota. Said property is located south of Macedonia Avenue SW.

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

Staff Recommendation: To recommend approval of the preliminary plat, annexation and rezoning for Sloane's addition as submitted.

4. A request from VE Land Company, LLC, for approval of a Planned Unit Development (PUD) applied to Lakewood 9th Addition Replat of Lot 1, Block 4, in part of the NE ¼ of Section 1, Township 138N, Range 81W, in the City of Mandan, Morton County, North Dakota. The property is located on 21st Street SE.

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

Staff Recommendation: To recommend approval of the amendment to the Planned Unit Development (PUD) as requested.

5. A request from VE Land Company, LLC, 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 to be named Shores At Lakewood, and Planned Unit Development (PUD). Said property is an unplatted portion of Outlot A in the east ½ of Section 1 and the east ½ of Section 12, Township 138N, Range 81W; City of Mandan, Morton County, North Dakota. Said property is located southwest of 21st Street SE, intersected by McKenzie Dr. SE and west of 39th Ave. SE/Oxbow Trail SE/34th Ave. SE.

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

Staff Recommendation: To recommend approval of all items of application.

6. A request from West Hills Developers, LLC, for consideration of approval of a masterplan, a preliminary plat named West Hills 5th Addition, and a Planned Unit Development (PUD). Said property is Part of the SE ¼ of Section 7, 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 tabling the item until further notice.

ADJOURN