



**AGENDA**  
**MANDAN PLANNING & ZONING COMMISSION**  
**COMMISSION ROOM 5:30 P.M.**  
**MONDAY, February 22, 2021**

*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 [nmoser@cityofmandan.com](mailto:nmoser@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 [nmoser@cityofmandan.com](mailto:nmoser@cityofmandan.com). Many Planning & Zoning Commissioners may be attending this meeting remotely.*

*The public may access the LIVE meeting at:*

**Web:** Please go to the following link to join the webinar: <https://us02web.zoom.us/j/83334257476> Or Telephone Dial: +1 669 900 6833 Webinar ID: 833 3425 7476

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**Roll Call, Reading and Approval of the January 25, 2021, minutes.**

**PUBLIC HEARINGS**

**1. A request from First Community Credit Union and Developers, Inc. for consideration of approval of a final plat to be named Sylvester's Industrial Park 12<sup>th</sup> Addition. Said property is Lot 4, Block 1, Sylvester's Industrial Park 3<sup>rd</sup> Addition and Lot 1, Block 1, Sylvester's Industrial Park 4<sup>th</sup> Addition in Section 31, Township 139N, Range 80W, City of Mandan, Morton County, North Dakota. The property is located on 24<sup>th</sup> Street SE.**

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

*Staff Recommendation: Engineering & Planning recommend approval of the final plat.*

**2. A request from Jason Frank, Diversity Homes, for final 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: Engineering & Planning recommend approval of the final plat, annexation and rezoning for Sloane's addition as submitted, conditioned on the City's approval of the Development Agreement.*

**3. A request from West Hills Developers, LLC, for consideration of approval of a masterplan, a preliminary plat named West Hills 5<sup>th</sup> 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: Engineering and Planning recommend approval of the masterplan, preliminary plat, and PUD.*

**4. 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 21<sup>st</sup> Street SE, intersected by McKenzie Dr. SE and west of 39<sup>th</sup> Ave. SE/Oxbow Trail SE/34<sup>th</sup> Ave. SE.**

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

*Staff Recommendation: Engineering and Planning recommends tabling this item until the LHRWRD concerns related to the under seepage analysis study have been satisfied.*

**ADJOURN**