



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. 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. 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/833334257476> Or Telephone Dial: +1 669 900 6833 Webinar ID: 833 3425 7476

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 12th Addition. Said property is Lot 4, Block 1, Sylvester's Industrial Park 3rd Addition and Lot 1, Block 1, Sylvester's Industrial Park 4th Addition in Section 31, Township 139N, Range 80W, City of Mandan, Morton County, North Dakota. The property is located on 24th 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 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: 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 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: Engineering and Planning recommends tabling this item until the LHRWRD concerns related to the under seepage analysis study have been satisfied.

ADJOURN