



AGENDA
MANDAN PLANNING & ZONING COMMISSION
COMMISSION ROOM 5:30 P.M.
MONDAY, JUNE 28, 2021

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/86400979456>

Or Telephone Dial: +1 253 215 8782 Webinar ID: 864 0097 9456

Roll Call, Reading and Approval of the May 24, 2021, minutes.

PUBLIC HEARINGS

1. A request from Jan & Rayette Fasching, the Lower Heart River Water Resource District, and Theodore Emil for consideration of a final plat named Fasching Subdivision. Said property is a replat of a portion of the west 90' of Block 63, a portion of Block 64, and Lots 1-7 of Block 65, together with vacated portions of 7th Avenue SW, 7th Street SW and Railway Avenue all in Section 34, 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: Staff recommends approval of the final plat.

2. A request from Kenneth & LuAnn Solberg for consideration of annexation and zone change from Agriculture to CB (Commercial). Said property is Auditor's Lot B in the SW1/4 SE1/4 of Section 35, Township 139N, Range 81W, Morton County, North Dakota. The property is located on the corner of Highway 1806 & 19th Street SE.

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

Staff Recommendation: Staff recommends tabling this request.

3. A request from David & Brenda Meyer for a preliminary plat to be named Heart Ridge 4th Addition. Said property is Lot 31, Block 1, Heart Ridge Addition in Section 34, Township 139N, Range 81W, Mandan, Morton County, North Dakota. Property is located on 8th Avenue SE.

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

Staff Recommendation: Staff recommends approval of the preliminary plat for Heart Ridge 4th Add.

4. A request from Christianson Companies/Mandan Development Company LLC, for a final plat to be named Keidel's South Heart Terrace 4th Addition. Said property is Part of Government Lots 3 & 4, in Section 3, Township 138N, Range 81W, Mandan, Morton County, North Dakota.

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

Staff Recommendation: Staff recommends approval of the final plat.

5. A request from 7 Winds LLP/Dona M Bentz, Managing Partner for a preliminary plat of 7 Winds Residential Development (renamed to Sunrise View Estates) and a zone change from Agriculture to R3.2 (Two-Family Residential). Said property is Lot M, located in the west half of Section 15, Township 139N, Range 81W, Mandan, Morton County, North Dakota.

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

Staff Recommendation: Staff recommends approval of the preliminary plat and zone change.

6. A request from Apex Builders, LLC, for a special use permit for a service shop business building at 1311 1st Street NE. The request includes a minor plat. Said property is Lots 1-4 & the North 8' of Lot 5, Block 6, Helmsworth-McLeans Addition in Section 26, Township 139N, Range 81W, Mandan, Morton County, North Dakota.

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

Staff Recommendation: Staff recommends approval of the minor plat and special use permit with two conditions: 1. External illumination shall be downward and inward and 2. Noise producing activities are limited to between 6:00 am and 10:00 pm.

7. A request from Jared Lipp and George & Ursula Masseth for a minor plat to be named Lipp Addition with a zone change from CA (Commercial) to R7 (Single-Family Residential). Said property is Lots 1 & 2, Block 1, Eastwood Acres 3rd Add. and Part of Lot 1, Block 1, Eastwood Acres 4th Add. in Section 26, Township 139N, Range 81W, Mandan, Morton County, North Dakota. Property is located at 107 & 109 Shady Lane NE.

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

Staff Recommendation: Staff recommends approval of the minor plat and zone change.

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