



**AGENDA**  
**MANDAN PLANNING & ZONING COMMISSION**  
**COMMISSION ROOM 5:30 P.M.**  
**MONDAY, JULY 26, 2021**

*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/83193370657>

Or Telephone Dial: +1 669 900 6833 Webinar ID: 831 9337 0657

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**Roll Call, Reading and Approval of the June 28, 2021, minutes.**

**PUBLIC HEARINGS**

**1. A request from Kenneth & LuAnn Solberg for consideration of annexation and a zone change from Agricultural to CB (Commercial). Said property is Auditor's Lot B in the SW ¼ SE ¼ of Section 35, Township 139N, Range 81W, Morton County, North Dakota. The property is located on the corner of Highway 1806 & 19<sup>th</sup> Street SE.**

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

*Staff Recommendation: Staff recommends approval with conditions.*

**2. A request from Mandan Development Company LLC for consideration of annexation of Part of Government Lots 3 & 4 (Keidel's South Heart Terrace 4<sup>th</sup> Addition) in Section 3, Township 138N, Range 81W, Morton County, North Dakota. Said property is south of Cobblestone Loop SW.**

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

*Staff Recommendation: Staff recommends approval of the annexation.*

**3. A request from Freddie-Leigh Geiger for consideration of a 3.5 ft. side yard setback variance for a shed at 600 3<sup>rd</sup> Street NW. Said property is Lot 6, Block 46, Mandan Proper of 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: Staff recommends reviewing the report, identifying a hardship, and modifying the findings of fact as necessary to support the motion of the board.*

**4. A request from David & Brenda Meyer, for consideration of a final plat to be named Heart Ridge 4<sup>th</sup> Addition. Said property is Lot 31, Block 1, Heart Ridge Addition in Section 34, Township 139N, Range 81W, City of Mandan, Morton County, North Dakota. The property is located on 8<sup>th</sup> Avenue SE.**

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 Benjamin Buchmiller for consideration of a minor plat and front yard setback variance at 209 14<sup>th</sup> Avenue NW. Said property is Lots 9 & 10, Block 3, Heart View Addition in Section 28, 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 reviewing the report, identifying a hardship, and modifying the findings of fact as necessary to support the motion of the board. Staff is in favor of the development of this property.*

**6. A request from 7 Winds LLP / Dona Bentz, Managing Partner, for consideration of a final plat named Sunrise View Estates. Said property is Lot M, W ½ of Section 15, Township 139N, Range 81W, City of Mandan, Morton County, North Dakota. The property is located on Highway 1806 N.**

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

*Staff Recommendation: Staff recommends approval of the final plat.*

**7. A request from Lyle and Delvin Boehm for consideration of an annexation, a preliminary plat to be named Liberty Hills, and a zone change from Agricultural to CB (Commercial). The property is located on Old Red Trail just southeast of Roughrider Estates. Said property is Auditor's Lot 7 in the SW ¼ and Auditor's Lot B of Tract 7B-1 of Section 7, Township 139N, Range 81W, City of Mandan, Morton County, North Dakota. The property is located on Old Red Trail and 56<sup>th</sup> Avenue NW.**

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

*Staff Recommendation: Staff recommends approval of the preliminary plat, annexation & zone change.*

## **OTHER BUSINESS**

1. Consider approval of an ordinance amending Section 101-1-3, 105-1-5, 105-3-12 (2), 105-3-14 (2), 105-3-15 (2), 105-4-2 of the Mandan Municipal Code of Ordinances related to Definitions, Use Standards, CB-Commercial, MA-Industrial, MB-Industrial, Downtown districts as it relates to Distilleries.

2. Consider an administrative amendment to the Extraterritorial Area of the City of Mandan to modify jurisdictional boundaries by excluding the Southwest ¼ of Section 4, Township 138N, Range 81W, Morton County, North Dakota.

## **ADJOURN**