



AGENDA
MANDAN PLANNING & ZONING COMMISSION
COMMISSION ROOM 5:30 P.M.
MONDAY, SEPTEMBER 27, 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/85240717595>

Or Telephone Dial: + 1 346 248 7799 Webinar ID: 852 4071 7595

Roll Call, Reading and Approval of the August 23, 2021, minutes.

PUBLIC HEARINGS

1. A request from Shorestone Solutions for consideration of a preliminary plat to be named Big Sky Estates 7th Addition. Said property is Lots 3-8, Block 2, Big Sky Estates 3rd Addition; Lots 1-4, Block 1, Big Sky Estates 4th Addition and part of Viewpoint Lane in Section 16, Township 139N, Range 81W, City of Mandan, Morton County, North Dakota. The property is located on Viewpoint Lane.

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

Staff Recommendation: to approve the preliminary plat.

2. A request from the Mandan School District #1 for consideration 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 School District 7th Addition, First Replat and a zone change from RM (Multi-Family Residential) to RM (Multi-Family Residential) and R3.2 (Two-Family Residential). Said property is Lot 1, Block 1, School District 7th Addition in Section 1, Township 138N, Range 81W, City of Mandan, Morton County, North Dakota. The property is located on the SW corner of 24th Street SE & 34th Avenue SE.

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

Staff Recommendation: to approve the amendment to the Mandan Land Use and Transportation Plan, zone change, and preliminary plat.

3. A request from the Mandan School District #1; Melvin Heck; Bismarck ND Su Re LLC; Harmony Properties, LLC & WW Ranch, LLP; for consideration 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 Heck Addition and a zone change from MC (Industrial), RM (Multi-Family Residential) & CB (Commercial) to CC (Commercial). Said property is Auditor's Lot G, H, 1 of H, 2 of D, 3 of D & Lot 1 of Lot F; Lot 28 in Pioneer Industrial Park Addition; Lots 1-4, Block 1, Meadow Ridge 4th Addition; and Lot 1, Block 1, Foundation Addition in Section 22, Township 139N, Range 81W, City of Mandan, Morton County, North Dakota. The property is located on the NW corner of Old Red Trail & Highway 1806.

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

Staff Recommendation: to approve the amendment to the Mandan Land Use and Transportation Plan, preliminary plat, and zone change.

OTHER BUSINESS

1. Irrigation Easement for Gerving Farms

2. Consider recommending approval of an ordinance amending Section 105-1-5 of the City of Mandan Code of Ordinances related to Use Standards regarding Special Use Permits for Retail Group B.

ADJOURN