



AGENDA
MANDAN PLANNING & ZONING COMMISSION
COMMISSION ROOM 5:30 P.M.
MONDAY, DECEMBER 27, 2021

The City of Mandan is encouraging citizens to provide their comments for agenda items via email to andrew.stromme@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 andrew.stromme@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/83846058988>

Or Telephone Dial: +1 669 900 6833 Webinar ID: 838 4605 8988

Roll Call, Reading and Approval of the November 22, 2021, minutes.

PUBLIC HEARINGS

1. A request from the Mandan School District #1 for consideration of a final plat to be named Heck Addition. Said property is Auditor's Lot G, H, 1 of H, 2 of D, 3 of D & Lot 1 of F; Lot 28 & 44 in Pioneer Industrial Park Addition, Lots 1-4, Block 1 Meadow Ridge 4th Addition; 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 ND Highway 1806 and Old Red Trail NW.

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

Staff Recommendation: Staff recommends approval of the final plat for Heck Addition and entering into a development agreement similar to Exhibit 4.

2. A request from Alex Pool for consideration of a Special Use Permit for Retail Group B uses in the DF – Downtown Fringe District. Said property is Lots 11-15, Block 14, Mandan Proper in Section 27, Township 139N, Range 81W, City of Mandan, Morton County, North Dakota. The property is located on the NW corner of Main Street and 8th Avenue NW.

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

Staff Recommendation: Staff recommends approval of the Special Use Permit subject to MARC approval of the site plan.

3. A request from Josh Gendron for consideration of a zone change from CA – Commercial to PUD (Planned Unit Development). Said property is Highland 2nd Replat, Lot 2, Block 1 (Less S. 125') -4123, City of Mandan, Morton County, North Dakota. The property is located on the east side of Collins Avenue at 12th St. NW.

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

Staff Recommendation: Staff recommends approval of the zone change from CA – Commercial to PUD (Planned Unit Development) and subject to MARC Approval of site plan and architectural materials.

4. A request from Mike and Korena Geiger for consideration of a minor plat and variance from Section 105-1-2 (1) – Structures Excluded from Height Limits to allow for a reduction in the size of a lot containing an existing telecommunications tower. Said property is Auditor’s Lot A of Lot 1 of Lot B & Part of Lot 3 of Lot B, SE ¼ in Section 23, Township 139N, Range 81W, City of Mandan, Morton County, North Dakota. The property is located along the south side of Memorial Hwy. SE between Riverwood Ave. SE and 24th Ave. SE.

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.

5. A request from Shorestone Solutions, LLC for consideration of a final plat and variance from Sec. 109-3-2 (14) (f) – Design standards and required improvements to allow a cul-de-sac to extend 850’ in length for a permanent dead-end street. Said property is Replat of Lots 3-8, Block 2, Big Sky Estates 3rd Addition and Lots 1-4, Block 1, Big Sky Estates 4th Addition in Section 16, Township 139N, Range 81W, City of Mandan, Morton County, North Dakota. The property is located north of Old Red Trail NW, west of Jude Ln. NW, south of Hillside Rd. NW, and east of 31st St. NW.

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.

6. A request from Red Trail Holdings, LLC for consideration of a preliminary plat, zone change from A-Agriculture to CC-Commercial, CB-Commercial, R7-Residential and R3.2-Residential and a Future Land Use Plan Amendment from Low-Density Residential to Commercial and Greenway for Rock Prairie Estates Addition. Said property is Auditor’s Lot H & Part of the SW ¼ in Section 7, Township 139N, Range 81W, Morton County, North Dakota. The property is located on the north side of Old Red Trail NW, west of 47th Avenue NW and east of 56th 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, zone change, and future land use plan amendment with conditions.

OTHER BUSINESS

Meeting Dates for 2022:

January 24

February 28

March 28

April 25

May 23

June 27

July 25

August 22

September 26

October 24

November 28

December 26 (city offices closed for Christmas) Consider rescheduling to 27th or 28th.

ADJOURN