



**AGENDA**  
**MANDAN PLANNING & ZONING COMMISSION**  
**COMMISSION ROOM 5:30 P.M.**  
**MONDAY, February 28, 2022**

The City of Mandan is encouraging citizens to provide their comments for agenda items via email to [andrew.stromme@cityofmandan.com](mailto: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](mailto: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/85955570465>

Or Telephone Dial: +1 346 248 7799 Webinar ID: 859 5557 0465

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**Roll Call, Reading and Approval of the January 24, 2022, minutes.**

**PUBLIC HEARINGS**

**1. A request from Mandan Park District for consideration of a final plat to be titled Old Red Trail Commercial 3<sup>rd</sup> Addition. Said property is Replat Lot 2, Block 1, Old Red Trail Commercial 2<sup>nd</sup> Addition in Section 22, Township 139N, Range 81W, City of Mandan, Morton County, North Dakota. The property is located south of Old Red Trail and west of 8<sup>th</sup> Avenue NE.**

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 Old Red Trail Commercial 3<sup>rd</sup> Addition.*

**2. A request from Chris Schneider for consideration of a Special Use Permit for Motor Vehicle Sales in the DF – Downtown Fringe zoning district. Said property is Lease 547258 in the City of Mandan, Morton County, North Dakota. The property is located on the southeast corner of 6<sup>th</sup> Avenue SE and East Main Street.**

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.*

**3. A request from the Red Trail Holdings, LLC for consideration of a Final Plat to be titled Rock Prairie Estates Addition and an Annexation of the proposed subdivision plat. Said property is Auditor's Lot H & Part of the SW ¼, Section 7, Township 139N, Range 81W, Morton County, North Dakota. The property is located along Old Red Trail NW west of 47<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 final plat and annexation.*

**4. A request from EBCMGL 16 LLLP for consideration of a Preliminary Plat to be named Rockwood First Addition, and a Zone Change from A - Agriculture to RM – Residential Multifamily and R3.2 – Residential. Said property is, North ½ of the Southeast ¼ of Section 16, Township 139N, Range 81W, City of Mandan, Morton County, North Dakota. The property is located in north central Mandan, west of ND Highway 1806 and north of 31<sup>st</sup> Street 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 and zone change from A to RM and R3.2.*

**5. A request from the Art Goldammer / TRX Developers LLC 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 Masterplan and Preliminary Plat to be named Shores at Lakewood Addition, and a zone change from A (Agriculture) to PUD (Planned Unit Development). Said property is an unplatted portion of Outlot A and Part of Lot 3 of Auditor's Lot A of Section 1, And Part of Lot A of Government Lot 2 and Part of Lot A of Government Lot 7 of Section 12, Township 138 North, Range 81 West of the Fifth Principal Meridian, Morton County, North Dakota. The property is located in southeast Mandan, west of 34<sup>th</sup> Avenue SE and east of the Lower Heart River.**

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

*Staff Recommendation: Staff recommends approval of an amendment to the City of Mandan’s Land Use and Transportation Plan that serves as the City’s Comprehensive Plan, Masterplan, Preliminary Plat, and zone change from A to PUD.*

**6. A request from Arthur Goldammer / Dakota Pioneer Land Company LLC, for consideration of a Preliminary Plat to be named Heart River Villas Addition, and a Zone Change from RM – Residential Multifamily to PUD – Planned Unit Development. Said property is a Replat of Lot 1, Block 2, School District 7<sup>th</sup> Addition, Section 20, Township 139 North, Range 80 West, City of Mandan, Morton County, North Dakota. The property is located in southeast Mandan, west of 40<sup>th</sup> Avenue SE and north of McKenzie Drive 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 and zone change from RM to PUD.*

## **OTHER BUSINESS**

- 1. Introduction of Zoning Ordinance Text Amendment**
- 2. Update on Brownfields Grant**

**ADJOURN**