



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

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/83192339527>

Or Telephone Dial: +1 669 900 6833 Webinar ID: 831 9233 9527

Roll Call, Reading and Approval of the February 28, 2022, minutes.

PUBLIC HEARINGS

1. A request from Lindsey and Chris Satnan for a Special Use Permit to allow a preschool (education group) in the R7 – Residential Zoning District. Said property is the east 40’ of Lot 19 and all of Lot 20, Block 1, Siegel’s 2nd Addition. The property is located on the southeast corner of 13th Street NW and Collins Avenue N.

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.

2. A request from LH Holdings, LLP for consideration of a Preliminary Plat, Masterplan and Zone Change from A – Agriculture and R7 – Residential to R7 – Residential and R3.2 – Residential. Said property is all of Keidel’s South Heart Terrace 4th Addition and Part of the NW ¼, All in Section 3, Township 138N, Range 81W. The property is located in south Mandan, south of 19th Street SW and east of 8th Avenue SW.

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

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

3. A request from Arthur Goldammer/Dakota Pioneer Land Company LLC, for consideration of a final plat to be named Heart River Villas Addition. Said property is a Replat of Lot 1, Block 2, School District 7th Addition in Section 20, Township 139N, Range 80W, City of Mandan, Morton County, North Dakota. The property is located in southeast Mandan, west of 40th 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 final plat.

4. A request from EBCMGL 16 LLP for consideration of a final plat to be named Rockwood First Addition. Said property is North ½ of the SE 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 31st Street 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.

5. Consider City-Initiated Zoning Ordinance Text Amendment to Sections 101-1-3, Section 101-2-6, Section 105-1-2 (5), Section 105-1-3, Section 105-1-4, Section 105-1-5, Section 105-1-6, Section 105-3-11, Section 105-3-16, and Section 105-4-2 related to Definitions, Meetings, Supplementary Provisions, Incidental Uses, Use Groups, Use Standards, Parking, CA – Commercial, MC – Industrial and Downtown districts.

OTHER BUSINESS

ADJOURN