



AGENDA
MANDAN PLANNING & ZONING COMMISSION
COMMISSION ROOM 5:30 P.M.
MONDAY, APRIL 25, 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/86525257036>

Or Telephone Dial: +1 669 900 6833 Webinar ID: 865 2525 7036

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

PUBLIC HEARINGS

1. A request from James and Kelsi Hach for a Preliminary Plat, Zone Change from A – Agriculture to CB – Commercial and Annexation for a subdivision to be titled Rafters at Hach Creek Addition. Said property is Auditor’s Lot E and Lot A of Tract 7B-1, Section 7, Township 139, Range 81. The property is located on the east side of 56th Avenue NW near Old Red Trail NW and Roughrider Subdivision.

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 annexation.

2. A request from TRX Developers LLC for consideration of a Final Plat for a subdivision to be named Shores at Lakewood Addition. Said property is An Unplatted Portion of Outlot 1 and Lot 1 of Lot B in the North Half of Section 1, Township 138, Range 81 West of the Fifth Principal Meridian, Morton County, North Dakota. The property is located in southeast Mandan, west of 34th Street SE, south of Prairie West Golf Course.

A. Staff report B. Open for public comment C. Close public comment D. Commission action
Staff Recommendation: Staff recommends approval of the final plat.

3. A request from LH Holdings, LLP for consideration of a Final Plat for a subdivision to be titled Keidel’s South Heart Terrace 5th Addition. Said property is Part of the Northwest Quarter in Section 3, Township 138N, Range 81W, City of Mandan, Morton County, North Dakota. The property is located in southwest Mandan, south of 19th St. 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 final plat.

4. A request from Apex Builders, LLC for consideration of a variance from Sec. 105-4-2.2 (c) (d) – DF – Downtown Fringe (Dimensional Standards – Lot Width) and a minor plat for a subdivision to be titled Helmsworth – McLeans Addition, a Replat of Lots 1-5, Block 6. Said property is Lots 1-4 & the North 8’ of Lot 5, Block 6 in Helmsworth McLeans Addition, Section 26, Township 139N, Range 81W, City of Mandan, Morton County, North Dakota. Said property is in east Mandan, on the southeast corner of 13th Avenue NE and 1st Street NE.

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

Staff Recommendation: Staff recommends review of the request and findings of fact, identifying a hardship, and modifying the findings of fact to support the motion of the board.

OTHER BUSINESS

1. Update on research into zoning ordinance language for the following uses:

- a. Lower Heart River Water Resource District Levee
- b. Group Dwellings
- c. Electric Vehicle Charging
- d. Automobile Parking
- e. Data Centers
- f. Commercial Agricultural Greenhouses
- g. Gateway Overlay District
- h. Multi-Use Shops

2. Community Clean-Up Day

ADJOURN