



AGENDA
MANDAN PLANNING & ZONING COMMISSION
COMMISSION ROOM 5:30 P.M.
MONDAY, MAY 23, 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/85404875651>

Or Telephone Dial: +1 346 248 7799 Webinar ID: 854 0487 5651

Roll Call, Reading and Approval of the April 25, 2022, minutes.

PUBLIC HEARINGS

1. A request from Isaiah and Ruth MacDonald for consideration of a Variance from Section 105-1-2 (5, A, 3) and Section 105-3-9 (10) of the City Code of Ordinances related to setbacks for Accessory buildings. Said property is Lot 11, Block 46, Mandan Proper Addition. The property is located in west Mandan, south of 3rd Street NW on the east side of 6th Avenue NW.

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.

2. A request from JIJ Developers for consideration of a Preliminary Plat and Special Use Permit for a subdivision to be titled Mandan Industrial Park 11th Addition. Said property is Lots 3-6, Block 1, Mandan Industrial Park 10th Addition to the City of Mandan, Morton County, North Dakota in Section 17, Township 138N, Range 81W. The property is located in northwest Mandan, south of Old Red Trail and west of 30th 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 and Preliminary Plat

3. A request from the Engineering and Planning Department for consideration of a Zoning Ordinance Text Amendment to Sections 101-1-3, 105-3-5, 105-3-6, 105-3-7 and 105-3-12 related to Definitions, R7 – Residential District, R4 – Residential District, R3.2 – Residential District, CB – Commercial District and an Ordinance to enact Section 105-4-7 of the Mandan Municipal Code related to the Lower Heart River Water Resource District Levee Buffer and Overlay District.

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

Staff Recommendation: Staff recommends approval of the text amendment.

OTHER BUSINESS

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