



AGENDA
MANDAN PLANNING & ZONING COMMISSION
COMMISSION ROOM 5:30 P.M.
MONDAY, SEPTEMBER 26, 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/83547526659>

Or Telephone Dial: +1 346 248 7799 Webinar ID: 835 4752 6659

Roll Call, Reading and Approval of the August 22, 2022, minutes.

PUBLIC HEARINGS

1. A request from EBCMGL 16 LLLP for consideration of a zone change from Agriculture to RM (Multi Family. Said property is Lot 4, Block 2, Rockwood First Add. in Section 16, Township 139N, Range 81W. The property is located on the corner of 31st St. NW and 12th Ave. 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.

2. A request from Brandon Zachmeier for a preliminary plat to be named Uncle Louies Add. Said property is Lots 2 & 3 of Lot A of the N1/2 of Section 10, Township 139N, Range 81W, City of Mandan, Morton County, North Dakota. The property is located at 5718 Rock Haven Harbor Road.

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

3. A request from James and Kelsi Hach for consideration of a final plat to be named Rafters At Hach Creek Add. and a special use permit. Said property is Auditor's Lot E and Lot A of Tract 7B-1 of Section 7, Township 139N, Range 81W, City of Mandan, Morton County, North Dakota. The property is located along 56th Ave 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 the special use permit.

4. A request from Tyrina Townsend for consideration of a special use permit. Said property is Lot 4, Block 52, Mandan Proper of Section 27, Township 139N, Range 81W, City of Mandan, Morton County, North Dakota. The property is located at 505 Collins Avenue.

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.

5. A request from Mitzel Builders, Inc. for consideration of a zone change from RM (Multi Family Residential) to CB (Commercial). Said property is Lot 2, Block 3, Lakewood 6th Add. of Section 1, Township 138N, Range 81W, City of Mandan, Morton County, North Dakota. The property is located at 3215 Lakewood Drive SE.

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

Staff Recommendation: Staff recommends approval of the zone change.

6. A request from David Barth for consideration of a setback variance. Said property is the North ½ of Lot 20 and all of Lot 21 & part of vacated 7th Ave NE, Block 1, Helmsworth-Mcleans Add. of Section 26, Township 139N, Range 81W, City of Mandan, Morton County, North Dakota. The property is located at 108 6th Ave NE.

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

Staff Recommendation: Staff recommends approval of the setback variance.

7. A request from LH Holdings, LLC for consideration of a final plat to be named Lakewood 10th Add. and a zone change reconfiguration of R3.2 (Two Family Residential) and RM (Multi Family Residential). Said property is Lots 1 & 2, Block 1, School District 7th Addition First Replat of Section 1, Township 138N, Range 81W, City of Mandan, Morton County, North Dakota. The property is located at 3701 24th St. 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 and zone change.

OTHER BUSINESS

1. A request from Shayna Griffiths for consideration of a minor plat. Said property is Lot 9, Block 19, Mandan Proper of Section 27, Township 139N, Range 81W, City of Mandan, Morton County, North Dakota. The property is located at 204 4th Ave NW.

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

Staff Recommendation: Staff recommends approval of the minor plat.

2. Consider appointment of Will Gardner to the board.

ADJOURN