



**AGENDA**  
**MANDAN PLANNING & ZONING COMMISSION**  
**COMMISSION ROOM 5:30 P.M.**  
**MONDAY, FEBRUARY 27, 2023**

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/85725115831>

Or Telephone Dial: +1 719 359 4580      Webinar ID: 857 2511 5831

**Roll Call, Reading and Approval of the January, 23, 2023 minutes.**

**PUBLIC HEARINGS**

**1. A request from the City of Mandan for consideration of a Land Use and Transportation Plan Amendment in Northwest Mandan.**

- A. Staff report   B. Open for public comment   C. Close public comment   D. Commission action  
*Staff Recommendation: Staff recommends approval of the land use plan amendment.*

**2. A request from Morton County Operating Property, Helfrich Worldwide LLC, Anklam LLP and Missouri West Water System for consideration of a preliminary plat to named Mandan Industrial Park 13<sup>th</sup>. Said property is Lot 2, Block 3, Mandan Industrial Park; Lots 1-3, Block 3, in the Replat of Lot 3, Block 3, Mandan Industrial Park; Auditor's Lot "Block 2 in Scott's Acres" and vacated right-of-way in Section 17, Township 139N, Range 81W, City of Mandan, Morton County, North Dakota. The property is located at 2916 37<sup>th</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.*

**3. A request from VE Land Company, LLC, for consideration of a preliminary plat to be named Cove At Lakewood and the amendment of a Planned Unit Development (PUD) Ordinance. Said property is Lakewood 9<sup>th</sup> Second Replat of Lot 1, Block 4. Said property is in Section 1, Township 138N, Range 81W, City of Mandan, Morton County, North Dakota. The property is located at 3907 21<sup>st</sup> Street 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 PUD Amendment.*

**4. A request from Val Renner for consideration of an annexation, a special use permit and a zone change from Ag (Agricultural) to R7 (Single-Family Residential) and CA (Commercial) and a preliminary plat to be named Evergreen Heights 4<sup>th</sup> Addition. Said property is Lot 1 of Lot B1 of Lot B of Auditor's Subdivision and Part of SW ¼ Section 35, Township 139N, Range 81W, Morton County, North Dakota. The property is located at 1607 Highway 1806 S.**

- A. Staff report   B. Open for public comment   C. Close public comment   D. Commission action  
*Staff Recommendation: Staff recommends approval of the preliminary plat, annexation, special use permit and zone change.*

**5. A request from Red Trail Holdings, LLC, for consideration of a preliminary plat to be named Rock Prairie Estates Addition. Said property is Auditor's Lot H & Part of the SW ¼, in Section 7, Township 139N, Range 81W, City of Mandan, 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 preliminary plat.*

**ADJOURN**