



**AGENDA**  
**MANDAN PLANNING & ZONING COMMISSION**  
**COMMISSION ROOM 5:30 P.M.**  
**MONDAY, APRIL 24, 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/82415563902>

Or Telephone Dial: +1 253 205 0468      Webinar ID: 824 1556 3902

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**Roll Call, Reading and Approval of the March 27, 2023 minutes.**

**PUBLIC HEARINGS**

**1. A request from VE Land Company, LLC, for a final plat to be named Cove At Lakewood. Said property is Lakewood 9<sup>th</sup> Second Replat of Lot 1, Block 4 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 final plat.*

**2. A request from Missouri Valley Development for consideration of a Special Use Permit for shop condos. Said property is Lot 3, Block 1, Riverwood Commercial Park 3<sup>rd</sup> Addition in Section 26, Township 139N, Range 81W in City of Mandan, Morton County, North Dakota. The property is addressed 201 Riverwood Ave SE.**

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.*

**3. A request from Steve Kilen for consideration of a Special Use Permit for a childcare facility. Said property is Lots 22-24, Block 48, Mandan Land & Improvement Co's Southside Addition in Section 33, Township 139N, Range 81W in City of Mandan, Morton County, North Dakota. The property is addressed 702 10<sup>th</sup> Ave SW.**

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.*

**4. A request from Steve Kilen for consideration of a variance from Section 105-4-2 (b) of the City Code of Ordinances related to the use table of permitted uses in the DF – Downtown Fringe District. Said property is Lots 11-12, Block 62, First Northern Pacific Addition in Section 27, Township 139, Range 81 in City of Mandan, Morton County, North Dakota. The property is addressed 410 3<sup>rd</sup> Ave 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, consideration of the statement of hardship, and modifying the findings of fact as necessary to support the motion of the board*

**5. A request from the Mandan Progress Organization for consideration of a variance from Sec. 105-4-2 (b) and Sec. 105-1-3 – Incidental uses of the City Code of Ordinances related to the use table of permitted uses in the DC – Downtown Core District and codes related to Incidental Uses – Portable Shipping Containers. Said property is Lot 1, Block 1, BNSF Commercial Park 3<sup>rd</sup> Addition in Section 27, Township 139, Range 81 in City of Mandan, Morton County, North Dakota. The property is addressed 611 Main Street W (the parking lot west of the Mandan Morton Library).**

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, consideration of the statement of hardship, and modifying the findings of fact as necessary to support the motion of the board*

## **OTHER BUSINESS:**

- 1. Update on active plans and studies**
  - a. Sunset Drive Corridor Study
  - b. Sunset Drive Interchange Study
  - c. Mandan High School Placemaking Plan
  - d. Zoning Ordinance RFQ

## **ADJOURN**