



AGENDA
MANDAN PLANNING & ZONING COMMISSION
COMMISSION ROOM 5:30 P.M.
MONDAY, MAY 22, 2023

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/84017385275>

Or Telephone Dial: +1 253 215 8782 Webinar ID: 840 1738 5275

Roll Call, Reading and Approval of the April 24, 2023 minutes.

PUBLIC HEARINGS

1. A request from Shorestone Development for consideration of a final plat to be named Big Sky Estates 7th Addition. Said property is a Replat of Lots 3-8, Block 2, Big Sky Estates 3rd Addition, Lots 1-4, Block 1, Big Sky Estates Fourth Addition and part of Viewpoint Lane located in the SW ¼ of Section 16, Township 139N, Range 81W, City of Mandan, Morton County, North Dakota.

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 Morton County, Missouri West Water System, Helfrich Worldwide, LLC, and Anklam Properties, LLP for consideration of a final plat to be named Mandan Industrial Park 13th Addition. Said property is Lots 1-3, Block 3 in “Replat of Lot 3, Block 3, Mandan Industrial Park”; Lot 1A in “Replat of Lot 1, Block 3 Mandan Industrial Park”; Lot 2, Block 3, “Mandan Industrial Park”; Auditor’s Lot “Block 2 in Scott’s Acres” and vacated right-of-way of Section 17, Township 139N, Range 81W, City of Mandan, Morton County, North Dakota.

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 David & Alexandria Weinreis for a preliminary plat to be named Schaff Estates 2nd Addition. Said property is Lot 1, Block 1, Schaff Estates, Part of the E1/2 of Government Lot 1 all in Section 7, Township 139N, Range 81W, Morton County, North Dakota. The property is located at 2392 37th Street.

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

4. A request from Nagel Properties, LLC/Steve Nagel for consideration of a building setback variance and minor plat to be named Eastside Commercial Park 2nd Addition Replat. Said property is all of Eastside Commercial Park 2nd Addition of Section 26, Township 139N, Range 81W, City of Mandan, Morton County, North Dakota. The property is located at 2002 & 2008 Twin City Drive.

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

Staff Recommendation: Staff recommends approval of the minor plat and to review the variance request and findings of fact, consideration of the statement of hardship and identification of a hardship, and modifying Staff's findings of fact as necessary to support the motion of the board.

5. A request from John & Korina Voegle for a Special Use Permit to allow multi-use shops, a zone change from R7 (Single-Family Residential) to CB (Commercial) and a minor plat to be named Hoovestols 4th Addition. Said property is Lots 6-8, Block 2, Hoovestol Subdivision of Section 26, Township 139N, Range 81W, City of Mandan, Morton County, North Dakota. The property is located at 901, 913 & 1001 Adobe Trail SE.

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

Staff Recommendation: Staff recommends approval of the minor plat, zone change, and special use permit.

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

2. Update on Planning Department Projects

- a. Launch of Neighborhood Revitalization Initiative
- b. Art on a Box “wrapping” up

ADJOURN