



**AGENDA**  
**MANDAN PLANNING & ZONING COMMISSION**  
**COMMISSION ROOM 5:30 P.M.**  
**MONDAY, OCTOBER 23, 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). Planning & Zoning Commissioners may be attending this meeting remotely.

The public may access the LIVE meeting at:

LIVE meeting coverage is available on Government Access Channels 2 and 602HD, Radio Access 102.5 FM Radio, or streaming live ROKU, AppleTV, Fire TV, Facebook, RadioAccess.org and online LIVE and archived at FreeTV.org.

**Web:** Please go to the following link to join the Zoom webinar: <https://us02web.zoom.us/j/89803846813>

Or Telephone Dial: + 1 312 626 6799    Webinar ID: 898 0384 6813

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## **Pledge of Allegiance**

## **Roll Call, Reading and Approval of the September 25, 2023 minutes.**

## **PUBLIC HEARINGS**

**1. A request from SML Properties LLC for consideration of a zone change from MB – Industrial to MA – Industrial. Said property is Riverwood Commercial Park 4<sup>th</sup> Addition in Section 26, Township 139N, Range 81W, City of Mandan, Morton County, North Dakota. The property is located at 160 Riverwood Avenue 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.*

**2. A request from David & Alexandria Weinreis for consideration of a zone change from Ag (Agriculture) to CB (Commercial). Said property is Schaff Estates 2<sup>nd</sup> Addition in Section 7, Township 139N, Range 81W. The property is located at 2392 37<sup>th</sup> Street.**

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

**3. A request from Kenneth Stoxen for consideration of a variance from Sec. 105-4-2.2 (d)(3)(c) and Sec. 105-1-3 (4)(1)(4) of the City Code of Ordinances related to Design standards in the DF – Downtown Fringe District and codes related to Incidental Uses – Portable Shipping Containers. Said property is Lots 14 & 15, Block 24, Helmsworth-McLeans Addition in Section 26, Township 139, Range 81 in City of Mandan, Morton County, North Dakota. The property is addressed 1500 3<sup>rd</sup> Street NE.**

A. Staff report    B. Open for public comment    C. Close public comment    D. Commission action  
*Staff Recommendation: Planning Staff recommends review of the request and findings of fact, consideration of the statement of hardship and potential identification of a hardship, and modifying or accepting Staff's findings of fact as necessary to support the motion of the board.*

**4. A request from JE Properties, LLC, for consideration of a preliminary plat to be named Meadows Ridge 5<sup>th</sup> Addition. Said property is Lots 3A & 3B, Block 1 in Meadow Ridge 3<sup>rd</sup> Replat Lot 3, Block 1 in Section 22, Township 139N, Range 81W in City of Mandan, Morton County, North Dakota. The property is addressed 2611 & 2615 7<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 contingent on approval from City Building Inspections and Fire Departments for provisions of the fire code.*

**5. A request from Oleg Stasenko for consideration of a variance to Section 105-4-1 of the City Code of Ordinances related to the A – Agriculture zoning district. Said property is Lot 1, Block 1, Rockhaven Heights 2<sup>nd</sup> Subdivision in Section 10, Township , Range 81 in City of Mandan, Morton County, North Dakota. The property is located at 2063 38<sup>th</sup> Street.**

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 potential identification of a hardship, and modifying or accepting Staff's findings of fact as necessary to support the motion of the board.*

#### **OTHER BUSINESS**

1. Final Recommendations from Mandan High School Placemaking Plan

#### **ADJOURN**