



AGENDA
MANDAN PLANNING & ZONING COMMISSION
COMMISSION ROOM 5:15 P.M.
JANUARY 26, 2015

Roll Call, Reading and Approval of the December 22, 2014 minutes.

NEW BUSINESS

- 1. A request from Jessara LLC for a change in zoning. The request is to change the zoning of Lot 1, Block 2, Mandan Industrial Park 7th Addition from MC (Light Non-Nuisance Industrial/Heavy Commercial) to MA (Light Non-Nuisance Industrial/Heavy Commercial). The property is located at 4304 32nd**
- 2. A request from Patrick Koski, Charles & Jocelyn Varland, Tyler Leier, Diversity Homes and Investcore Inc. for a change of zoning. The request is to change the zoning of Lots 1-7, Block 1 and Lots 1-7, Block 3, Heart Ridge 2nd Addition from R7 (Single-Family Residential) to R3.2 (Two-Family Residential). The property is located on 18th Street SE.**

OTHER BUSINESS

- 1. Public hearing for consideration and potential approval of the Bismarck-Mandan Metropolitan Planning Organization's (MPO) 2015-2040 Long Range Transportation Plan (LRTP) The plan is a guide for the development of the area's transportation system over the next 25 years. The overall goal is to improve mobility, accessibility and safety. The plan is updated every five years.**

MANDAN PLANNING AND ZONING COMMISSION
MANDAN CITY HALL BUILDING
December 22, 2014

The Planning and Zoning Commission of Mandan duly met in session in the meeting room of the Mandan City Hall Building on December 22, 2014 at 5:15 p.m. CDT.

Commissioners Present: Zachmeier, Kelly, Klein, Leingang, Robinson, Knoll, Laber, Liepitz

Commissioners Absent: Fleischer, Van Beek, Mehlhoff

Commissioner Leingang motions to approve the October 27, 2014 minutes. Commissioner Laber seconds. Upon vote, the motion receives unanimous approval of the Board.

Other Business

Ballot vote to appoint two members to the Planning & Zoning Commission.

Each commissioner is given a ballot to select 2 appointees. There are four candidates on the ballot: Bill Robinson, Robert Vayda, Curtis Patzell and Chris Beach. The candidates are asked to give a brief introduction.

Chris Beach, "Program Manager with Bobcat here in town. Been in town a couple years. Originally from central Minnesota. Past experience on Planning & Zoning both at the city level as well as county. Looking at my past experience in Project Management/Program Management fits very well with this. I'm excited to be a part of the growing community and help be a part of the input that goes forward in that community."

Curtis Patzell, "Currently I'm retired. I worked for Wal-Mart as store manager in Bismarck since 1990. I've been around the community and involved in a number of different organizations within the community in both Bismarck and Mandan. I'm interested in working with the city and help with the development of it as it goes forward."

Robert Vayda, "I'm a resident of Mandan for many years. I came out here to work for Basin. I retired from Basin. I have a lot of information and experience working with land owners. I've done a lot of surveying in my time. I think I can be an asset to the city of Mandan."

Bill Robinson, "I've lived in Mandan for a little over twenty years. I've been on the board since, I think, '95 is what the records show. I requested to continue also."

The commission votes and Nancy Moser, Planning Secretary, collects the ballots.

Bob Decker, City Planner, gives some updates while Nancy Moser and Justin Froseth tally the ballots. There are at least two items for the next meeting. He has also received the proof set of the Municipal Code and the administrative section is currently being reviewed. After review, it will be sent back to Municode for our changes before the finished copy. This commission will be a part of the final draft probably around March, along with other committees. That would complete the administrative review of the Municode draft. Review of the zoning districts will take place after that.

The votes are in as follows: Bill Robinson – 7 , Robert Vayda – 2, Curtis Patzell – 2, Chris Beach – 3.

Commissioner Leingang motions to recommend, to the City Commission, appointing Bill Robinson and Chris Beach to the Planning & Zoning Commission. Commissioner Laber seconds. Vote passes unanimously.

Commissioner Leingang motions to adjourn. Commissioner Klein seconds. Vote passes unanimously.

The meeting adjourns at 5:28 p.m.

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NEW BUSINESS ITEM # 1

NEW BUSINESS ITEM # 1

Mandan Planning and Zoning Commission Agenda Item
 For Meeting on January 26, 2015
 Mandan Engineering and Planning Office Report
Rezone Lot in Mandan Industrial Park
 Requested Action
Lot has 2 zoning districts. Move zoning district line so lot is all in one district.

Application Details					
Applicant Patrick Wachter	Owner Jessara LLC	Subdivision Mandan Industrial Park	Legal Description Lot 1, Block 2		
Location Old Red Trail & 30 th Ave. NW		Proposed Land Use industrial	Parcel Size 5.79 ac	Number of Lots 1	
Existing Land Use industrial	Adjacent Land Uses industrial		Current Zoning MA/MC	Proposed Zoning MA	Adjacent Zoning MA & MC
Fees \$400	Date Paid 12/18/2014	Adjacent Property Notification Sent 1/9/2015	Legal Notices Published January 16 & 23, 2015		

Project Description

Request is to move district boundary so lot is totally within 1 zone.

Plan is to initially construct a 42,000 sf building for Novaspect. The lot will later be split to allow development of up to two other businesses.

From the Novaspect web site.

At Novaspect, our Core Purpose is to improve our customer's performance through the innovative application of technology. We do this by engineering, selling and servicing industrial process controls. That is what we do, but we are very proud of how we do this because we work hard to build Customer Relationships, we are passionate at creating Effective Processes, we position ourselves to attract the Best Talent, and ensure we are delivering Local Services with Proven Technologies.

Our employees and culture are the keys to our success. We work to provide the experience, training, organization and culture to allow careers to thrive. We are proud to offer what we think is the best employment opportunity in the process control and valve repair industries.

To provide our local services, Novaspect has people, resources and facilities throughout the upper midwest, reaching from Northern Indiana through Illinois, Wisconsin, Minnesota and throughout North Dakota. Some of these facilities include our Midwest Valve Services subsidiary which offers comprehensive valve repair services. They are all part of our Core Purpose aiming to improve our customer's performance through the innovative application of technology.

Agency & Other Department Comments

Engineering & Planning Staff Comments

The two zones are very similar in their requirements. Some setback requirements are different and there is one difference in uses. None of these differences are significant and they do not affect the planned use.

There is a sewer line running north/south through the middle of the property.

- Need to provide truck access off 30th Ave. rather than off Old Red Trail.

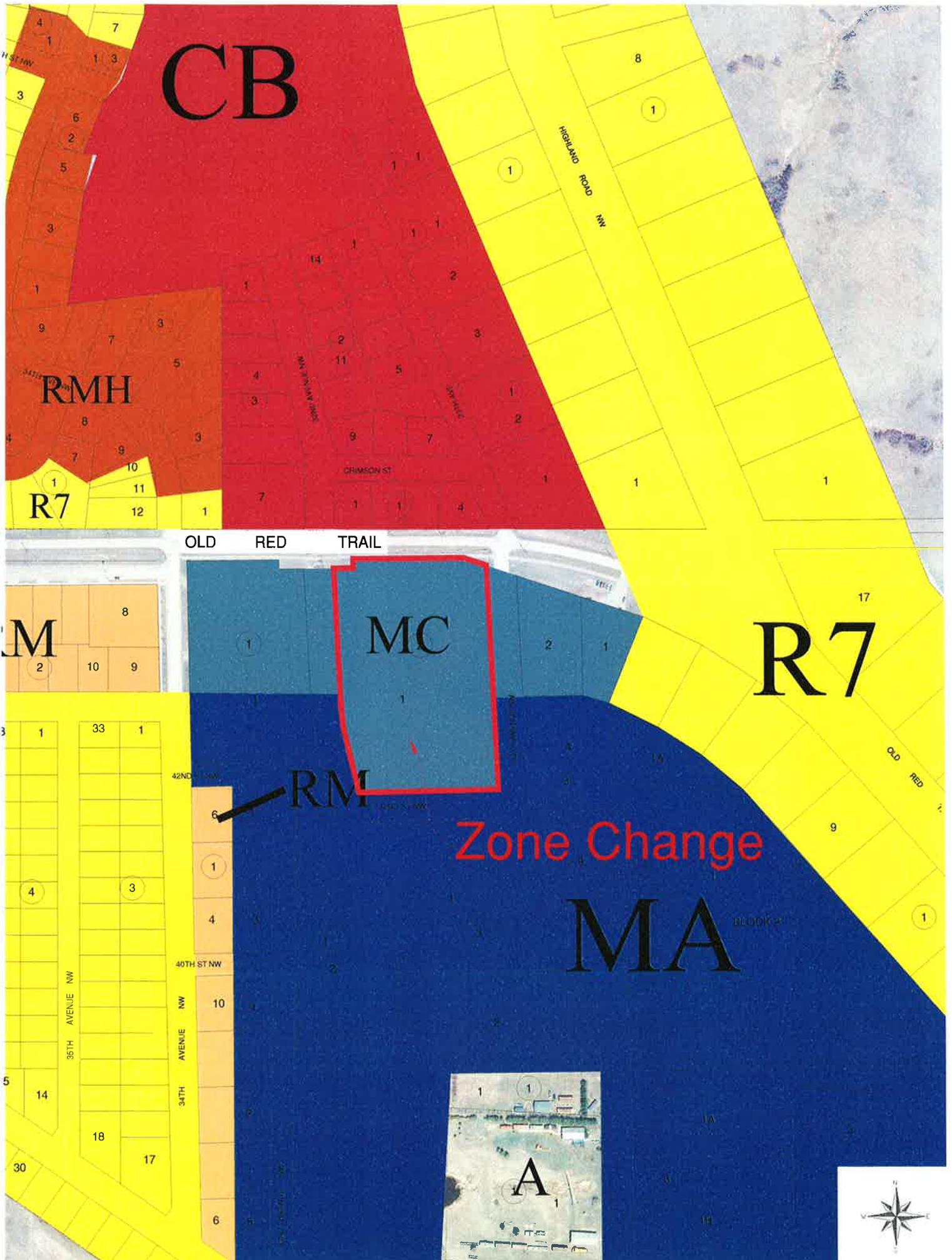
- Will consider shrinking width of sewer easement based on grading plan and access plan.
- Need to show tentative future lot split alignment as it relates to access and sewer and water service.

Engineering & Planning Recommendation

Recommend approval of rezoning recognizing that there are some site plan issues to be worked out.

Proposed Motion

Move to recommend approval of placing all of Lot 1, Blk 2 of Mandan Industrial Park in zoning district MA.



Zone Change

NEW BUSINESS ITEM # 2

NEW BUSINESS ITEM # 2

Mandan Planning and Zoning Commission Agenda Item
 For Meeting on January 26, 2015
 Mandan Engineering and Planning Office Report
Rezone Lots in Heart Ridge 2nd Addition
 Requested Action
Change zoning from R7 to R3.2

Application Details				
Applicants/Owners		Subdivision		Legal Description
Patrick Koski, Charles & Joscelyn Varland, Tyler Leier, Investcore & Diversity Homes		Heart Ridge 2nd		Lots 1-7, Blk 1 & Lots 1-7, Blk 3
Location		Proposed Land Use		Parcel Size
19 th St. SE & Plains Bend SE		Twin homes		14,956 sf to 21,665 sf
				Number of Lots
				14
Existing Land Use	Adjacent Land Uses		Current Zoning	Proposed Zoning
residential	Residential		R7	R3.2
				Adjacent Zoning
				R7 & R3.2
Fees	Date Paid	Adjacent Property Notification Sent		Legal Notices Published
\$400	12/18/2014	1/14/2015		January 16 & 23, 2015

Project Description

Request is to expand the number of lots for twin homes. Several lots in Heart Ridge 1st to the east are zoned R3.2.

Agency & Other Department Comments

- Engineering & Planning Staff Comments**
- According to county records, Mr. Koski only owns Lots 2 & 3 Blk 1. Charles & Joscelyn Varland are the listed owners of Lot 1, Blk 1. Tyler Leier is the listed owner of Lots 4 – 7, Blk 1. Diversity Homes is the listed owner of Lots 1 – 6, Blk 3. Investcore Inc is the listed owner of Lot 7, Blk 3. We will need letters from all these owners agreeing to the request to rezone their lots.
 - Lots are substantially larger than minimum requirements.
 - Developer/builder will need to install a solid wall on the rear of Lot 7, Blk 1 and west line of Lot 6, Blk 1 to screen the existing sanitary sewer lift station.
 - A replat will be required to accompany this rezoning. Lot line adjustments are recommended for Block 1 to remove the small portion of lot 7 that is along the east side of the lift station lot. This land could be deeded to the city.
 - Lot 7 Blk 1 is much shallower than the other lots due to the lift station. If the house is set the minimum of 25' from the front lot line, the back yard will be a little over 30' deep which is greater than the minimum of 20'.
 - Additional water and sewer taps must be provided. Each half of a twin home must have a separate water and sewer service.
 - All sidewalks must be installed within 1 year of issuance of building permit for first house.
 - Location of mailboxes must be shown on site plan. City must have approval from USPS for mailbox locations prior to issuance of first building permit.

Engineering & Planning Recommendation

Recommend approval.

Proposed Motion

Move to recommend approval of rezone of Lots 1-7, Blk 1 and Lots 1-7, Blk 3 of Heart Ridge 2nd Addition.

