

AGENDA
MANDAN PLANNING & ZONING COMMISSION
COMMISSION ROOM 5:15 P.M.
NOVEMBER 30, 2015

Roll Call, Reading and Approval of the October 26, 2015 minutes.

NEW BUSINESS

- 1. A request from Mandan Parks & Recreation District for final plat approval of Old Red Trail Commercial Subdivision (Sports Complex). Said addition is a portion of the south ½ of Section 22, together with Lot 2 of Lot A of the southwest ¼, Section 22, Township 139N, Range 81W.**

OTHER BUSINESS

- 1. Letter of intent for a possible zone change on Lots 4-13, Block 2, Lakewood 8th Addition.**
- 2. Review and discussion on revised Municode Sections 105-1-6 through 105-1-13.**

MANDAN PLANNING AND ZONING COMMISSION
MANDAN CITY HALL BUILDING
October 26, 2015

The Planning and Zoning Commission of Mandan duly met in session in the meeting room of the Mandan City Hall Building on October 26, 2015, at 5:15 p.m. CDT.

Commissioners Present: Zachmeier, Fleischer, Kelly, Knoll, Van Beek, Leingang, Laber, Liepitz, Beach, Robinson

Commissioners Absent: Klein, Mehlhoff

Commissioner Zachmeier sent an email to City Attorney Brown for guidance on the interpretation of ND Century Code 40-47-04 (3) and 40-48-21. It was questioned at last month's Planning & Zoning meeting if a motion to deny had to be made after a motion for approval failed. Commissioner Zachmeier's interpretation is that there is no closure if the motion to deny is not made. If a motion to approve outright is defeated, the motion to approve with conditions is still present. Attorney Brown's response is a motion to deny with stated reasons would be best procedure.

Commissioner Leingang motions to approve the September 28, 2015 minutes. Commissioner Laber seconds. Upon vote, the motion receives unanimous approval of the Board.

NEW BUSINESS

1. A request from Mandan Parks & Recreation District for preliminary plat approval of Old Red Trail Commercial Subdivision (Sports Complex).

Bob Decker, City Planner, identifies and describes the request. The Park District is working with the current property owner and KLJ to plat the property into separate parcels. The three large parcels will be the sport complex. The parcel to the east would be commercial. Parcels to the south are for drainage and the multi-use path. The city is looking at having to put in a major sanitary sewer trunk line. There is also an old water line that runs through the property and a portion of it may have to be moved. There is a question what to do with the billboard sites that are owned by a separate owner. A traffic analysis on Old Red Trail is being done. The final plat will come to the next meeting. The DOT will determine how many access points will be approved. Old Red Trail may have to be widened in some areas to allow left turns.

Commissioner Fleischer says some of his questions are regarding the access points and if there will there be a way to exit to the east. Bob says that is the reason for the traffic study. Another question is how close to the Collins Avenue intersection can they go. The architect and engineer are working on the details of the infrastructure and also looking at what may have to be done to Old Red Trail.

Commissioner Laber asks about the water main. Bob says it runs under the track and field. There is concern about having to get to it if something happened. One option is to move the

piece from under the field and another option is to completely move it so it runs alongside the new roadway. The water main is approximately 40 years old. Replacement of a portion of the sanitary sewer trunk line is also being considered.

Commissioner Leingang motions to approve the preliminary plat. Commissioner Kelly Seconds. Upon vote, the motion passes unanimously.

OTHER BUSINESS

1. Review and discussion on revised Municode Sections 105-1-6 through 105-1-13.

Bob handed out a redlined draft of suggested changes. Bob asks the commissioners to study it for the next meeting where it will be discussed.

Bob says right now the Board of Adjustment is City Commission. A lot of the topics the Board deals with the Planning & Zoning Commissioner are asked for their input. He started looking at this draft as handing over some of that function to Planning & Zoning. He will get a list of topics that are in the Century Code relating to the Board of Adjustment. Typically, they are variance type of requests. Planning & Zoning makes the recommendation to City Commission. The commissioners can email Bob with any comments or questions.

2. Consider changing the November meeting date to the 30th.

Commissioner Laber motions to change the November meeting date to the 30th. Commissioner Liepitz seconds. Upon vote, motion passes unanimously.

Commissioner Leingang motions to adjourn. Commissioner Knoll seconds. Motion passes unanimously. Meeting adjourns at 5:34 p.m.

NEW BUSINESS ITEM # 1

NEW BUSINESS ITEM # 1

Mandan Planning and Zoning Commission Agenda Item
 For Meeting on November 30, 2015
 Mandan Engineering and Planning Office Report
Old Red Trail Commercial Addition
 Requested Action
Final Plat for Mandan Sports Complex and commercial parcel to the east

Application Details					
Applicant KLJ	Owner Mandan 94 Investors. LLP & Park District	Subdivision	Legal Description Portion of Section 22, T139N, R81W		
Location Old Red Trail east of Collins		Proposed Land Use Sports complex and commercial	Parcel Size 61.897 acres	Number of Lots 8	
Existing Land Use vacant	Adjacent Land Uses Industrial, commercial & I-94		Current Zoning CC	Proposed Zoning CC	Adjacent Zoning MA & MC
Fees	Date Paid	Adjacent Property Notification Sent 11/20/2015	Legal Notices Published 11/6/2015 & 11/13/2015		

Project Description

This proposed replat splits the parcel into 3 large lots and 5 small lots for billboards. The northwestern large parcel will be developed with a sports complex and the northeastern large parcel will be developed with commercial. The northwest parcel will be acquired by the Park District. The current owner will retain ownership of the northeast parcel. A third large parcel runs along the south side and includes the multi-use path and wetlands area. This parcel will also be acquired by the Park District. The 5 billboard sites are along the southern boundary. The current owner will retain ownership of the billboard parcels. The billboard parcels will be surrounded by Park District land. Access easements will be provided for the billboard parcels.

There is a high pressure gas line running north/south near the western boundary of the site.

The proposed Park District/School District project is planned to be completed and open for operation in late summer of 2017. Timing of development of the commercial property to the east has yet to be determined.

Some existing easements are being abandoned or relocated to accommodate the proposed development.

16th Street is proposed to be extended west and then north to Old Red Trail. A petition to create an assessment district for the new street will be submitted.

There is an existing trunk sanitary sewer running along the eastern half of the south boundary of this property. It is located in a designated wetlands. Evaluation of the size, location, timing and cost share of a new trunk sanitary sewer is ongoing.

There is a trunk waterline running along Old Red Trail and then through the site from north to south. Development of the sports complex will impact this line. The extent of waterline relocation will be influenced by the final site design.

The Park District has a purchase agreement. Finalization of the purchase depends on approval of the final plat.

Issues addressed from the preliminary plat include:

- The subdivision description now includes reference to all the auditor's lots, including the billboard lots.
- The word "subdivision" in the title has been changed to "Addition".
- "to the City of Mandan" was added to the title.
- A utility easement for the existing waterline has been added.
- The drainage easements were carried through the billboard lots.
- The name of the proposed new street will be 16th Street even though it curves north.

Agency & Other Department Comments

Engineering & Planning Staff Comments

A trunk sanitary sewer must be developed through this site. Service to existing developments to the west along the north side of I-94 will be rerouted through this new trunk sanitary sewer to relieve capacity issues in existing sanitary sewer along 14th St. NW. This new trunk sanitary sewer will also provide capacity and service to the newly annexed area north along 1806. This new trunk sanitary sewer has been identified in the sanitary sewer master plan with a couple optional alignments. The proposed alignment begins at the eastern edge of this property where an existing trunk sanitary sewer is located in 16th St. NE. From there the new trunk sanitary sewer will be constructed through this site west and north to Old Red Trail. A public right-of-way or utility easement through the property will be required for this trunk sanitary sewer. The exact alignment of this trunk sanitary sewer is yet to be determined and will depend to some degree on the final site plan for the sports complex. One probable alignment is to follow the proposed extension of 16th Street to Old Red Trail. The city will participate in the cost of this trunk sanitary sewer due to the need to oversize the sanitary sewer beyond what is needed for this development.

The proposed development will require significant re-grading which will place additional fill on top of the existing old waterline. Due to the age and condition of the line, it is not advisable to add significant additional fill over the line and then place high value improvements over the waterline. Portions of the line will need to be moved. The exact amount of relocation depends on the final site plan for the sports complex. Once the proposed relocation is confirmed, a new easement will be added. One possibility being discussed is to relocate the waterline to the proposed new street. However, that would require cost participation from the city and there is currently not a budget item for this project. Discussions are continuing regarding this issue.

The proposed development can connect to the existing waterline along Old Red Trail. The existing trunk sanitary sewer was installed in a designated wetlands and will be difficult to connect to. If timing allows, the proposed project could connect to the new trunk sanitary sewer.

A traffic study has been prepared that evaluates the impact of this project on Old Red Trail. That report has been submitted to NDDOT for review and approval. The location and number of access points along Old Red Trail will be determined in consultation with NDDOT.

A stormwater management report has been prepared. Additional detention areas will be needed to capture the runoff from the buildings and parking lots. Location and size of these detention areas will depend on the final site configuration.

Engineering & Planning Recommendation

Recommend approval of the final plat.

Proposed Motion

Move to recommend approval of the final plat for the Old Red Trail Commercial Addition

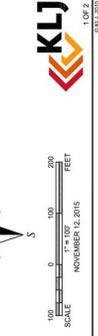
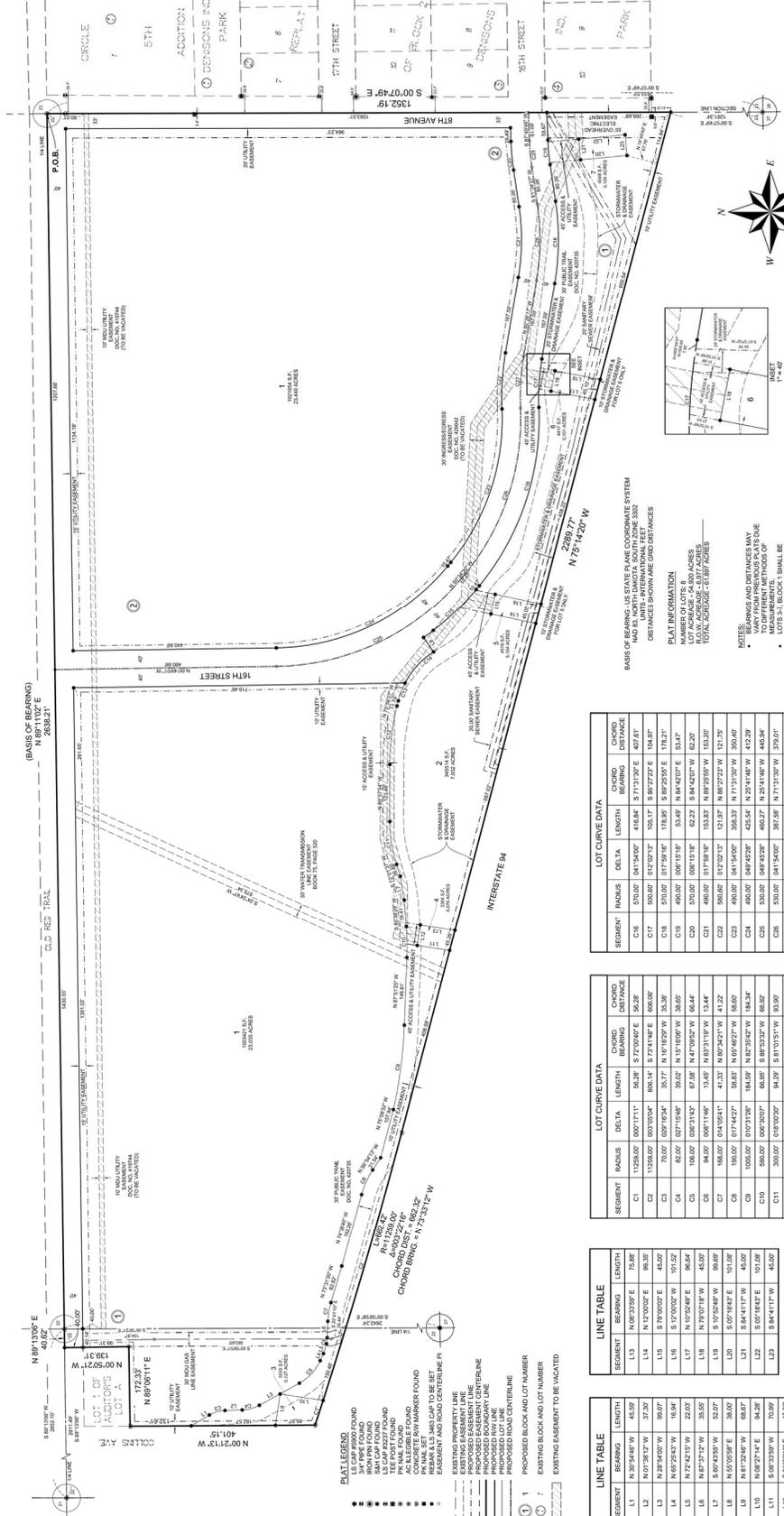
OLD RED TRAIL COMMERCIAL ADDITION TO THE CITY OF MANDAN

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, AUDITORS LOTS S-2, S-3, S-4 AND S-5 OF THE SOUTHWEST QUARTER, AUDITORS LOT S-1 OF LOT 2 OF LOT A OF THE SOUTHWEST QUARTER AND ALL OF LOT 2 OF LOT A OF THE SOUTHWEST QUARTER, SECTION 22, TOWNSHIP 139 NORTH, RANGE 81 WEST OF THE FIFTH PRINCIPAL MERIDIAN, TO THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA

ENGINEER/PLATEFORM
ENGINEER
 MANDAN INVESTORS, L.P.
 204 SOUTH MAIN AVENUE
 MANDAN, ND 58002
 LOT 12, BLK. 1, LOT 1, BLK. 2

OWNER
 MANDAN INVESTORS, L.P.
 204 SOUTH MAIN AVENUE
 MANDAN, ND 58002
 LOT 12, BLK. 1, LOT 1, BLK. 2

OWNER
 MANDAN INVESTORS, L.P.
 204 SOUTH MAIN AVENUE
 MANDAN, ND 58002
 LOT 12, BLK. 1, LOT 1, BLK. 2



PLAT LEGEND

- LS CAP 8000' FOUND
- IRON PIN FOUND
- LS CAP 8000' FOUND
- LS CAP 8000' FOUND
- PK NAIL FOUND
- COLLEGE BATTERY FOUND
- PK NAIL SET
- LS CAP TO BE SET
- EASEMENT AND ROAD CENTERLINE P
- EXISTING PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED ROAD CENTERLINE

EXISTING BLOCK AND LOT NUMBER

PROPOSED BLOCK AND LOT NUMBER

EXISTING EASEMENT TO BE VACATED

LINE TABLE

SEGMENT	BEARING	LENGTH
L1	N 30°24'46" W	45.97
L2	N 01°28'12" W	27.29
L3	N 8°03'39" E	75.88
L4	N 17°00'02" E	99.37
L5	S 17°00'02" W	45.27
L6	S 17°00'02" W	101.27
L7	N 72°42'17" W	16.94
L8	N 72°42'17" W	22.07
L9	N 72°42'17" W	45.27
L10	S 17°00'02" W	99.89
L11	S 17°00'02" W	101.27
L12	S 17°00'02" W	45.27
L13	S 17°00'02" W	101.27
L14	S 17°00'02" W	101.27
L15	S 17°00'02" W	101.27
L16	S 17°00'02" W	101.27
L17	S 17°00'02" W	101.27
L18	S 17°00'02" W	101.27
L19	S 17°00'02" W	101.27
L20	S 17°00'02" W	101.27
L21	S 17°00'02" W	101.27
L22	S 17°00'02" W	101.27
L23	S 17°00'02" W	101.27
L24	S 17°00'02" W	101.27
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L37	S 17°00'02" W	101.27
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L67	S 17°00'02" W	101.27
L68	S 17°00'02" W	101.27
L69	S 17°00'02" W	101.27
L70	S 17°00'02" W	101.27
L71	S 17°00'02" W	101.27
L72	S 17°00'02" W	101.27
L73	S 17°00'02" W	101.27
L74	S 17°00'02" W	101.27
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L80	S 17°00'02" W	101.27
L81	S 17°00'02" W	101.27
L82	S 17°00'02" W	101.27
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L90	S 17°00'02" W	101.27
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L92	S 17°00'02" W	101.27
L93	S 17°00'02" W	101.27
L94	S 17°00'02" W	101.27
L95	S 17°00'02" W	101.27
L96	S 17°00'02" W	101.27
L97	S 17°00'02" W	101.27
L98	S 17°00'02" W	101.27
L99	S 17°00'02" W	101.27
L100	S 17°00'02" W	101.27

LOT CURVE DATA

SEGMENT	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	17528.00	0.071711	26.87	S 72°29'42" E	26.28
C2	17528.00	0.071711	26.87	S 72°29'42" E	26.28
C3	17528.00	0.071711	26.87	S 72°29'42" E	26.28
C4	17528.00	0.071711	26.87	S 72°29'42" E	26.28
C5	17528.00	0.071711	26.87	S 72°29'42" E	26.28
C6	17528.00	0.071711	26.87	S 72°29'42" E	26.28
C7	17528.00	0.071711	26.87	S 72°29'42" E	26.28
C8	17528.00	0.071711	26.87	S 72°29'42" E	26.28
C9	17528.00	0.071711	26.87	S 72°29'42" E	26.28
C10	17528.00	0.071711	26.87	S 72°29'42" E	26.28
C11	17528.00	0.071711	26.87	S 72°29'42" E	26.28
C12	17528.00	0.071711	26.87	S 72°29'42" E	26.28
C13	17528.00	0.071711	26.87	S 72°29'42" E	26.28
C14	17528.00	0.071711	26.87	S 72°29'42" E	26.28
C15	17528.00	0.071711	26.87	S 72°29'42" E	26.28

LOT CURVE DATA

SEGMENT	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C16	530.00	0.174207	41.64	S 71°33'21" E	40.71
C17	530.00	0.174207	41.64	S 71°33'21" E	40.71
C18	530.00	0.174207	41.64	S 71°33'21" E	40.71
C19	530.00	0.174207	41.64	S 71°33'21" E	40.71
C20	530.00	0.174207	41.64	S 71°33'21" E	40.71
C21	530.00	0.174207	41.64	S 71°33'21" E	40.71
C22	530.00	0.174207	41.64	S 71°33'21" E	40.71
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C24	530.00	0.174207	41.64	S 71°33'21" E	40.71
C25	530.00	0.174207	41.64	S 71°33'21" E	40.71
C26	530.00	0.174207	41.64	S 71°33'21" E	40.71
C27	530.00	0.174207	41.64	S 71°33'21" E	40.71
C28	530.00	0.174207	41.64	S 71°33'21" E	40.71
C29	530.00	0.174207	41.64	S 71°33'21" E	40.71

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SEGMENT	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C30	530.00	0.174207	41.64	S 71°33'21" E	40.71
C31	530.00	0.174207	41.64	S 71°33'21" E	40.71
C32	530.00	0.174207	41.64	S 71°33'21" E	40.71
C33	530.00	0.174207	41.64	S 71°33'21" E	40.71
C34	530.00	0.174207	41.64	S 71°33'21" E	40.71
C35	530.00	0.174207	41.64	S 71°33'21" E	40.71
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C39	530.00	0.174207	41.64	S 71°33'21" E	40.71
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C47	530.00	0.174207	41.64	S 71°33'21" E	40.71
C48	530.00	0.174207	41.64	S 71°33'21" E	40.71
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C61	530.00	0.174207	41.64	S 71°33'21" E	40.71
C62	530.00	0.174207	41.64	S 71°33'21" E	40.71
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C67	530.00	0.174207	41.64	S 71°33'21" E	40.71
C68	530.00	0.174207	41.64	S 71°33'21" E	40.71
C69	530.00	0.174207	41.64	S 71°33'21" E	40.71
C70	530.00	0.174207	41.64	S 71°33'21" E	40.71
C71	530.00	0.174207	41.64	S 71°33'21" E	40.71
C72	530.00	0.174207	41.64	S 71°33'21" E	40.71
C73	530.00	0.174207	41.64	S 71°33'21" E	40.71
C74	530.00	0.174207	41.64	S 71°33'21" E	40.71
C75	530.00	0.174207	41.64	S 71°33'21" E	40.71
C76	530.00	0.174207	41.64	S 71°33'21" E	40.71
C77	530.00	0.174207	41.64	S 71°33'21" E	40.71
C78	530.00	0.174207	41.64	S 71°33'21" E	40.71
C79	530.00	0.174207	41.64	S 71°33'21" E	40.71
C80	530.00	0.174207	41.64	S 71°33'21" E	40.71
C81	530.00	0.174207	41.64	S 71°33'21" E	40.71
C82	530.00	0.174207	41.64	S 71°33'21" E	40.71
C83	530.00	0.174207	41.64	S 71°33'21" E	40.71
C84	530.00	0.174207	41.64	S 71°33'21" E	40.71
C85	530.00	0.174207	41.64	S 71°33'21" E	40.71
C86	530.00	0.174207	41.64	S 71°33'21" E	40.71
C87	530.00	0.174207	41.64	S 71°33'21" E	40.71
C88	530.00	0.174207	41.64	S 71°33'21" E	40.71
C89	530.00	0.174207	41.64	S 71°33'21" E	40.71
C90	530.00	0.174207	41.64	S 71°33'21" E	40.71
C91	530.00	0.174207	41.64	S 71°33'21" E	40.71
C92	530.00	0.174207	41.64	S 71°33'21" E	40.71
C93	530.00	0.174207	41.64	S 71°33'21" E	40.7

OTHER BUSINESS ITEM # 1

OTHER BUSINESS ITEM # 1

November 20, 2015

Bob Decker
City of Mandan
205 2nd Ave NW
Mandan, ND 58554

RE: Zoning change for Lots 31-39, Block 2 of Lakewood 8th Addition in Mandan, ND

Dear Bob,

In cooperation with Mitzel Builders Inc., we would like to request the zoning of Lots ~~31-39~~ **4-13**, Block 2 of Lakewood 8th Addition in Mandan, North Dakota, to be changed to RM – Multifamily Residential. Due to the approval of the nearby Good Samaritan basic care community, we believe that such a change in zoning would be beneficial to the development of the area and would provide us with an opportunity to be part of that development. We would like to build an Independent Living community which would have (3) ^{~4} 8,730 sq. ft. buildings with 16 residents per building

With your support of this request, we will make a formal application for zoning change in December. In order to apply by the December meeting, we would like to hear back from you by December 5th, 2015. Thank you.

Sincerely,

Erin Heitzmann

Shaun Melarvie

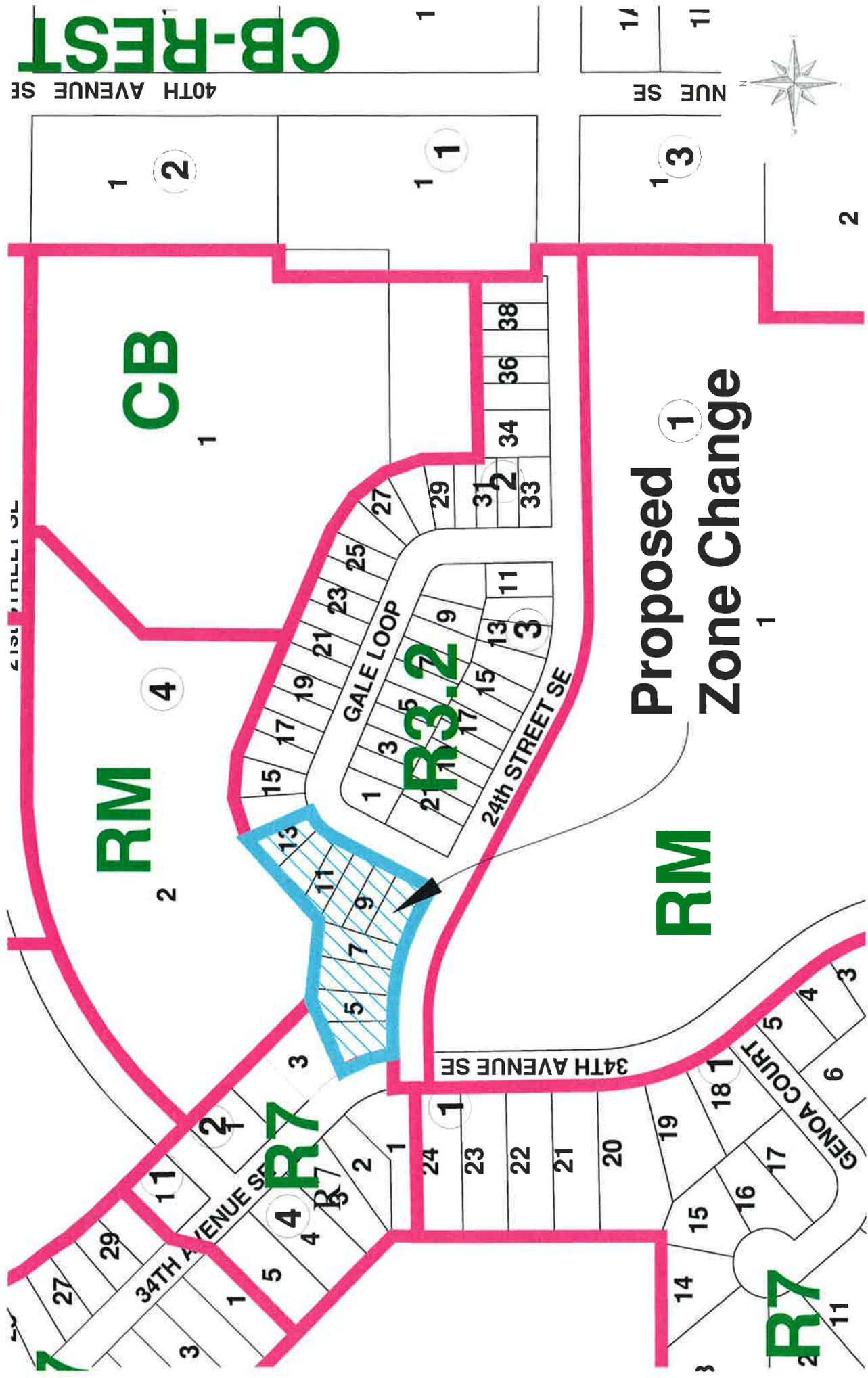
LeeRoy Mitzel

CB-REST

40TH AVENUE SE

11

NUE SE



Proposed Zone Change

RM

CB

R3-2

RM

R7

R7

