

MANDAN PLANNING AND ZONING COMMISSION
MANDAN CITY HALL BUILDING
August 24, 2015

The Planning and Zoning Commission of Mandan duly met in session in the meeting room of the Mandan City Hall Building on August 24, 2015, at 5:15 p.m. CDT.

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

Commissioners Absent: Mehlhoff, Liepitz, Beach

Commissioner Laber motions to approve the July 27, 2015 minutes. Mayor Van Beek seconds. Upon vote, the motion receives unanimous approval of the Board.

NEW BUSINESS

1. A request from Enclave Equities LLC, with authorization from Mitzel Builders, Inc. for final plat approval and zone change of Lakewood 9th Addition. The request is to change the zoning from A (Agricultural) to R7 (Single-Family Residential), R3.2 (Two-Family Residential), RM (Multi-Family Residential) and CB (Heavy Commercial) under a PUD (Planned Unit Development). Said addition is a portion of the NE ¼ of Section 1, Township 138N, Range 81W. The property is located west of 40th Avenue SE and south of 19th Street SE.

Bob Decker, City Planner, describes and identifies the area. This is the last phase of Lakewood. Mitzel is selling this to Goldammer and the plat and zone change is part of the agreement to have the property transferred. An assisted living nursing facility is planned and has to be in operation by January 2017. A temporary access will be granted over the winter to get building equipment in there. The remainder residential and commercial development will follow later. Hopefully, the water and sewer will be put in this fall. The paving will be done as an assessment district next year. To be able to modify some of the standards of this development, Bob recommends a PUD. This would allow some smaller lots available for residential design.

Commissioner Laber wants to make sure staff does the recording of the plat. Bob says that can be done. Bob says staff is working with the county on how the city can get plat copies in a timely matter after recording.

Commissioner Laber motions to approve the final plat and zone change on the condition the plat is recorded by staff. Commissioner Leingang Seconds. Upon vote, the motion passes unanimously.

2. A request from RBROS Developers, LLC, for final plat approval of Mandan Industrial Park 10th Addition. Said addition is all of Lot 1, Block 2, and the north 30' of

vacated 42nd Street NW of Mandan Industrial Park 7th Addition of the N1/2 of Section 17, Township 139N, Range 81W. The property is located at 4304 32nd Avenue NW.

Bob Decker, City Planner, describes and identifies the area. Novaspect needs more room so they are expanding. The building will be on the northwest corner of this parcel. The owner decided to split it into 6 lots for potential sale. The utility easement that runs down the middle will be reduced in width. They are still working on the access. City staff has advised not to allow access off Old Red Trail.

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

OTHER BUSINESS

1. Discussion of proposed ordinance changes.

- a. Definitions**
- b. Time Limit**
- c. Supplementary provisions**
- d. Accessory buildings**
- e. Incidental uses**
- f. Group uses**
- g. Special uses**

Bob asks the commission if anybody has any questions, comments or concerns regarding the proposed changes. He would like to bring this back to the next meeting as a public hearing to formally adopt the changes. He will include any edits commissioners want to make, in the final draft.

Commissioner Laber reminds the other commissioners to make sure their microphones are on since the meeting is now televised.

2. Election of officers.

Commissioner Leingang motions to elect no change in Chair, Vice Chair and Secretary for another year. Chair Robinson will remain chair, Vice Chair Liepitz will remain vice chair and Nancy Moser will remain secretary. Commissioner Knoll seconds. Upon vote, the motion passes unanimously.

Mayor Van Beek motions to adjourn. Commissioner Laber seconds. Motion passes unanimously. Meeting adjourns at 5:37 p.m.