

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

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

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

Commissioners Absent: Kelly, Klein, Robinson

Commissioner Liepitz, vice chairman, chairs the meeting.

*Commissioner Knoll motions to approve the April 27, 2015 minutes. Commissioner Laber seconds. Upon vote, the motion receives unanimous approval of the Board.*

**NEW BUSINESS**

**1. A request from Patrick Koski, Charles & Jocelyn Varland and Tyler Leier for a change of zoning. The request is to change the zoning of Lots 1-7, Block 1, Heart Ridge 2<sup>nd</sup> Addition in Section 34, Township 139N, Range 81W from R7 (Single-Family Residential) to R3.2 (Two-Family Residential). The property is located on 18<sup>th</sup> Street SE.**

Bob Decker, City Planner, identifies and describes the area. This request was before the commission in January. The request at that time was to rezone lots on both sides of 18<sup>th</sup> Street SE. There was opposition to the rezoning of the lots on the north side. The request now is to only zone lots 1-4 on the south side of the street. The lot on the west end has a lift station cut into it. The perimeter of the lift station will have to have a fence surrounding it. The street is already built so if they want another water line they will have to bore into the street instead of cut. If they share the sewer line, they will have to file a joint use agreement that goes with the land. A minor plat split will be done, if the zone change goes through.

Mayor Van Beek asks if there are any houses going up on the north side. Bob says he knows one building permit for single-family has been issued and they are aware of the request for two-family on the south side.

Commissioner Beach says it appears a single-family is being built to the west. Bob understands some of those builders decided to go ahead with single-family than waiting to see if a zone change went through.

Commissioner Laber supports doing it right first rather than coming back with rework. Bob says some cities have 5 year moratoriums on street cutting to prevent trench failure.

*Commissioner Leingang motions to approve the zone change with the conditions put forth by city planning. Commissioner Laber Seconds. Upon vote, the motion passes unanimously.*

*Commissioner Knoll motions to adjourn. Commissioner Mehlhoff seconds. Motion passes unanimously. Meeting adjourns at 5:30 p.m.*