

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.