

MANDAN PLANNING AND ZONING COMMISSION
MANDAN CITY HALL
Monday, August 22, 2022

The Planning and Zoning Commission of Mandan duly met in session in the Commission Meeting Room of the Mandan City Hall on Monday, August 22, 2022, at 5:30 p.m. CST. City Hall will be open for this meeting. If you would prefer to appear via video or audio link, please provide your contact information to andrew.stromme@cityofmandan.com. Planning & Zoning Commissioner members may be attending this meeting remotely.

ROLL CALL

Commissioners Present: Frank, Leingang, Horn, Helbling, Liepitz, McLean, Mehlhoff, Camisa, Vayda and Robinson.

MINUTES

Commissioner Camisa motioned to approve the June 27, 2022 minutes as presented. Commissioner McLean seconded the motion. Upon vote, the motion passed unanimously. There was no meeting held in July, 2022 due to lack of Agenda items.

PUBLIC HEARINGS

1. A request from Victor Fleck for consideration of a variance from Sec. 105-5-4 – F – Floodplain District and a preliminary plat to be titled Vic Fleck Subdivision. Said property is all of Lot 2 of Lot E Outlot E, Part of Lot 3 of Lot E and All of Lot A of Lots 3 & 4, in the SW ¼ of Section 29, Township 139N, Range 81W. The property is located on Sunny Road S.

A. Staff Report

City Principal Planner Stromme presented.

Victor Fleck requested consideration of a preliminary plat to be titled Vic Fleck Addition and variance from Section 105-4-4 – F Floodplain District of the City Code of Ordinances related to floodplain development. The property is located west of Mandan in the extraterritorial area on Sunny Road South. These are two separate items to be reviewed and discussed.

Preliminary Plat

The proposed subdivision plat is 20.62 acres in size and contains two (2) lots in one block. As the present lots are auditors lots, a plat is required prior to a building permit being taken out. Mr. Fleck owns both lots.

Variance

The requested variance is to relieve the applicant of City Ordinance requirements to build commercial structures at least one-foot (1') above Base Flood Elevation per FEMA designated elevation. A proposed building expansion (Exhibits 3-6) is not possible in floodplain areas without a LOMR-F.

The existing elevation in the area of the building expansion is roughly five and a half (5.5ft) below the base flood elevation line. In order to comply with Code requirements, roughly 6.5' of fill dirt is needed to property lift the building area out of the floodplain. The applicant provided statements related to the project in Exhibits 3-6.

In order to permit variance from Section 105-4-4 that relates to flood plain development; the Planning Commission must find:

- (i) A showing of good and sufficient cause;
- (ii) A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
- (iii) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, cause fraud on or victimization of the public as identified in subsection (d)(4)a.4 of this section, or conflict with existing local laws or ordinances.
- (iv) Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

Adjacent Zoning and Land Use

Adjacent properties are zoned A – Agriculture and MA – Industrial. The future land use designation for this property is Commercial and High Density Residential. The current zoning would permit both in a future development scenario.

Findings of Fact

Preliminary Plat

1. All technical requirements for consideration of a preliminary plat have been met;
2. The proposed subdivision would likely not have substantial effects on the safety and circulation of public roadways in the vicinity, and therefore no traffic impact study is required;
3. The proposed plat includes sufficient easements and rights-of-way to provide for orderly development and provision of municipal services beyond the boundaries of the subdivision;
4. The City of Mandan and other agencies would be able to provide necessary public services, facilities and programs to serve the development allowed by the proposed subdivision at the time of development;
5. Portions of the proposed subdivision are located in the Special Flood Hazard Area and are slated to be developed in accordance with Sec. 105-4-4 F Floodplain District;
6. The proposed subdivision is consistent with the general intent and purpose of the zoning ordinance;
7. The proposed subdivision is consistent with the Comprehensive Plan, the Future Land Use Plan, and other plans, studies, policies and accepted planning practice;

8. The proposed subdivision would not adversely affect the public health, safety and general welfare.

Variance

1. The need for a variance is not based on special circumstances or conditions unique to the parcel of land involved that are not generally applicable to other properties in this area and within the CB – Commercial District.
2. The hardship is not caused by the provisions of the Zoning Ordinance.
3. Strict application of the provisions of the Zoning Ordinance would not deprive the property owner of the reasonable use of the property.
4. The requested variance is not the minimum variance that would accomplish the relief sought by the applicant.
5. The granting of the variance is not in harmony with the general purpose and intent of the Zoning Ordinance.

Agency & Other Department Comments

The City of Mandan Building Inspections Department provided a letter detailing concerns with the variance request and it is outlined within Exhibit 5. That office does not support the variance request. Section 105-4 was shared with city staff members wherein much of that section relates to building permits and building permit requirements related to Building Official Singer's authority pursuant to building inspections. A letter was submitted by Official Singer as stated previously wherein he stated that he would not support a request to vary from the flood plain requirements. He said that FEMA periodically visits cities on what is referred to as a community assistance visit wherein, FEMA will inquire why things are done in a certain way noting that it is important to have an answer for federal partners when a community talks about decisions at the local level. In order for the Planning and Zoning Commission to grant a variance, in essence, it will be providing a recommendation and subsequently, the City Commission would grant it. The city would have to determine there is good and sufficient cause that a failure to grant a variance would result in an exceptional hardship for the applicant and that by granting the variance there would not be a rise in water that would cause issues related to public safety. In addition, the city would as its regular process, give notice to the applicant that they would need to carry flood insurance commensurate with elevation. The city would need to inform FEMA of the requirements that the city has adopted. The city would be required to notify them if the Board chooses to do so. City staff has talked to Victor Fleck on numerous occasions and advised him that the city is apprehensive about the idea and indicated why the city does partner with FEMA on ordinances. Most recently, last winter and springtime while working through this request.

Engineering & Planning Staff Comments

- Since the adoption of Sec. 105-4-4; City Staff is not aware of a similar variance request.

- The primary flood risk on this property is believed to come from the Heart River Oxbow located directly south of the subject parcel. Flooding events on the Heart River system are what cause specific concern.
- A total of 17 letters were sent to adjoining property owners related to the request. Staff has received questions related to the nature of the request.

The Engineering and Planning Office recommended discussing the variance request for Vic Fleck Subdivision and to consider the request and Findings of Fact, to consider the statement of hardship, and to accept/modify the Findings of Fact to support the decision of the Board. Building Inspection Official Singer and City Engineer Froseth are both available to answer questions regarding this matter. Planner Stromme stated there has been no opposition or comments received as of today.

The Planning Office is recommending approval of the preliminary plat. There are advantages to consolidating property and platting property. It also recommended that the Planning and Zoning Commission consider the Findings included in the packet to consider the statement of hardship submitted by the applicant and to either accept the Findings or to modify them as necessary to support the Board's decision. In summary, to accept them or revise them if the Board believes they need to be revised.

Chair Robinson inquired if there were any questions for Planner Stromme.

Commissioner Frank inquired if Planner Stromme has discussed alternatives in order for them to pursue the project, specifically regarding some building techniques or water proofing or structural integrity steps that could be taken? Planner Stromme deferred to Building Official Singer. Building Official Singer stated that the process that is referred to is called Open Flood Proof Design. In speaking with Mr. Fleck, the process is to open the building up to allow the flood waters in. Unless he has changed his mind, there was no desire to have that done because of the temperatures that would create problems within the job. He stated that is not an option for him and Official Singer said he understands that in this climate as well and that not being an option. Along with that explanation, the only other options are to have an open framed construct building, no walls, just a roof. Commissioner Frank commented that the city has the option to take an alternate route to having the applicant go by the restrictions for FEMA for this process. Is this something that has been requested previously or granted in other communities? She understands the applicant's circumstances and the odds of flooding, however she is wondering if this is a deviation that other communities have experienced, or explored or is it so dramatic that the impact on the community with FEMA doing their checks is a real concern to the city? Official Singer replied that he spoke with Building Official Blaskowski from Bismarck who stated that "no", it has not been done. He spoke with him on the phone on August 19th to inquire about the upcoming meeting and he commented that there is no push when it comes to FEMA and flood zone. It is his understanding that what would take place is that should the Board choose to accept the variance request, basically the city would undergo a process to get put

on probation. Thus, many things will trigger and even though he does not want to, but it has happened in the past, and it is not a path he is willing to venture down, if at all possible. The ramifications for going beyond what they have requested the city to do, is far-reaching more than just what is seen. When talking about FEMA, its all things at the federal level, grants and such actions, could possibly be stripped away. He does not want to alarm anyone to that; however, he received a letter that they are willing to take that measure. From his perspective as the flood plain administrator, it is a very serious step to go towards. He stated that he will be contacting the Region 8 Flood Plain representative manager, Thomas Bernie, based out of Denver, in order to notify him everything that is going on after this meeting today. Commissioner Frank inquired if the city has an opportunity to speak with someone from FEMA to discuss what this resident is requesting so that FEMA can provide a recommendation and to see if there is any flexibility within the rules and regulations wherein the city is not running the risk of a decertification or a black mark on the community? Official Singer stated he will send an email request to FEMA, however, as stated, he has already discussed this with Bismarck's Building Official Blaskowski.

Chair Robinson inquired if there were any comments or questions for Planner Stromme or Official Singer at this time.

B. Open Public Hearing

Chair Robinson opened the public hearing and invited anyone in the room or on the phone to come forward to speak for or against the request from Victor Fleck for consideration of a variance from Sec. 105-5-4 – F – Floodplain District and a preliminary plat to be titled Vic Fleck Subdivision.

Chair Robinson inquired if anyone would like to add any particular points to this presentation? Planner Stromme stated that the information was emailed out to Commission members this afternoon however, at this time, he was unable to pull it up on the screen.

Greg Johnson came forward to speak. He said he is a 1970-1973 artillery specialist and ended up doing surveying because it was much easier. He stated that Vic Fleck has been a family friend for many years. He said that some of the processes that are problematic, in his opinion, are out of line. They established the BFE - Base Flood Elevation for that particular section of the extraterritorial city and the number seems to be out of line. He said he has been surveying for 50 years having lived through the floods in this area and it appears to him that the number that's been established for this particular part of the country is out of reality with what's on the ground. He is not able to argue with the federal government, stating that he is not an engineer and does not know hydrology and how they came up with these numbers. When talking with the landowners in that area, they say that it has to have 5.5 feet of fill to meet the BFE wherein reality since the 1950's as far back as Vic Fleck can trace it, their boots have never been muddy on that property. That included the 2011 flood and that flood on the Missouri River System, it does backwater to the Dead Heart and that was 120,000 cubic feet per second coming through there and nothing went up onto that property. He said he does not agree with the BFE but he cannot argue with it because he's not qualified to argue with it, rather it's a number the federal government has put on the citizens and that's what we have to live by. He reiterated that he is attempting to be realistic with this junk of ground and it's basically going to shut down everyone on that side of the tracks down.

Because nobody will meet that reality. Vic Fleck is a promising future business person and he is planning on expanding his shop. He has equipment that needs to be maintained and he's planning to hire a fulltime mechanic. His current shop is too small to handle the requirements that he has to have done. He also looked at what effects it would have if he were to get off Sunny Road South, just into his property space and that would be a 6.5% incline just to get the driveway into the building which could be a traffic hazard and possibly disturb surface flows. Aesthetically, the neighbors would have something to complain about if 4 feet of fill were put there. The request before the Board is to meet Vic Fleck half-way through this and see if there is another alternative for him to expand his business. His mission is to make Mandan a productive place to live and work.

Chair Robinson inquired if there were any comments or questions.

Commissioner Frank inquired how much precedence is given when the city has this anecdotal information coming from landowner's experience with water levels and/or when there is an existing property that is essentially not abiding by the current regulations? Does that give him any capacity to have a conversation with FEMA or support a variance request? Planner Stromme replied that he does not believe there is any separate treatment for property owners who owned property prior to adoption, rather he believes the idea would be once the city adopts the new flood maps, every improvement on every sort of land would have to relate to the new guidelines. He has not had any conversations with FEMA as to accepting or deviating from BFE in this area. The challenge would be if FEMA came in with a magnifying glass, they might want more feet. That seems to be the way FEMA handles these situations, to recommend more than their requirements so that when they raise the requirements it is still protected, but they might want to raise the BFE even higher which is happening on the Bismarck side of the river at this time. He suggested that he and Official Singer contact them to see if more research needs to be completed.

C. Close Public Hearing

Chair Robinson inquired if there were any comments or questions. A second and third announcement was made to come forward to speak for or against the request from Victor Fleck for consideration of a variance from Sec. 105-5-4 – F – Floodplain District and a preliminary plat to be titled Vic Fleck Subdivision. Hearing none, this portion of the public hearing was closed.

D. Commission Action

Mayor Helbling inquired of Engineering Director Froseth if there is a way to remove this area from Mandan's extraterritorial jurisdiction and give it back to the county? If common sense prevails, the city would let them build. He said his concern is with regard to all the matters the city has with FEMA right now, on the lower heart levy system – it would put the whole city at jeopardy for one building. This area has been challenging for both the city and the county for many years. It will be difficult to build there in the future. He suggested this is one area that the city should remove from the city's extraterritorial jurisdiction and give it back to the county and let them deal with it. They may be more lenient with the property owners and not have as much in jeopardy as compared to the city. This one project could jeopardize multi-million dollars' worth of projects that the city has coming up in the next

48 months. He understands the property owner should be able to use their land as they set fit, however, it puts the city in a difficult position with possible consequences if this is approved. Planner Stromme stated that it is his understanding that the city can modify the ETA, wherein last year there was a modification to the ETA in a similar situation wherein it felt like the county should be more in charge of the area than the city. If it's favorable to the county and city agencies, that is something that can be done in this area. It's really a resolution that could be signed by city officials and then it's recorded and the line is changed wherein the city would have to dig in to look at what the reduction would be for ETA that would be required so that it is not in different jurisdictional permitting area. By doing that, it's not creating a work around that would be looked upon poorly. He thinks the county will then be faced with a similar situation where they would either go by the book or have to deal with some adversities with federal partners.

Commissioner Mehlhoff commented that if the city were to give that ETA control of some of the properties the city would be at the liberty of the county's decision. There's a lot of truck traffic in this area and he is not sure if it would be in the city's best interest if it gives this area back to the county. He said that discussion came up previously on this property for a zoning change and a lot of neighbors attended to discuss their concerns. He recalls they thought that the current use did not meet the zoning regulations for commercial CB and stated he is uncomfortable approving anything unless it is verified that this is within the proper use of the zoning code. Planner Stromme replied that there were some activities that occurred on the property, some concrete grinding which are industrial in nature under Group A. A notice to cease that activity has been sent out and to his knowledge it has not started up again or at least reported as something that Code Enforcement would need to take action on. Related to the current use of a trucking facility, it lines up as similar to the service group B. The service is an excavating trucking facility that is not listed in the city's code anywhere, however, it would be close to other service group B's wherein it is generally larger equipment such as semi-trucks. Other permitted equipment would be farm or construction equipment under that use group.

*Commissioner Liepitz motioned to recommend approval of the preliminary plat for Vic Fleck Subdivision and to **deny the variance** from Sec. 105-4-4 of the City Code of Ordinances related to floodplain development based upon the Findings of Fact set forth. Commissioner Mehlhoff seconded the motion. Upon vote, the motion passed unanimously.*

Mayor Helbling commented that Vic Fleck has the option to build a detached building and build it up out of the flood plain so it does not completely shut him down. Although that option is not ideal, that option still exists? Planner Stromme replied that one of the options that is favorable in Mr. Fleck's case of having 20 acres of property is that there is a lot of land to work with if fill does need to be brought in for a permanent structure. That would follow the workflow that the city has available when obtaining a building permit and checking the flood plain. Planner Stromme replied that yes that is an option available for the applicant.

2. A request from WW Ranch Limited Partnership for a final plat to be named Meadow Ridge Business Park. Said property is Lot 3 Less Lot A of Lot 3 of Auditor's Lot 3 in the NW ¼ of Section 22, Township 139N, Range 81W, City of Mandan, Morton County, North Dakota. The property is located on Old Red Trail.

A. Staff Report

City Principal Planner Stromme presented.

WW Ranch Limited Partnership requests consideration of a final plat for a subdivision to be titled Meadow Ridge Business Park. The property is in north central Mandan, west of ND Highway 1806 and north of Old Red Trail at future 4th Avenue NW near the school district property. A preliminary plat and Ordinance 1406 related to a zone change from MC – Industrial to CC – Commercial were approved for this item by this Board and subsequently at the August 2, 2022 City Commission meeting.

Final Plat

The proposed final plat contains three lots in one block and is 5.53 acres in size. Access is proposed to come from Old Red Trail. One central access easement will serve all lots. A seven-foot (7') utility easement is shown on Lots 1, 2 and 3. A fifty-foot (50') central access and utility easement serves each lot. A thirty-foot (30') access easement was reserved in bordering Heck Addition to serve this property. It may not be used. An additional thirty-foot (30') water and sanitary sewer easement crosses the corner of Lot 3, Block 1.

Adjacent Properties and Land Use

Adjacent properties are all zoned CB – Commercial and CC – Commercial restricted. The new high school is to the north. A petroleum trucking facility is located across Old Red Trail.

Final Plat

The proposed final plat contains three (3) lots in one (1) block and is 5.53 acres in size. Access is proposed to come from Old Red Trail. One central access easement will serve all lots. A seven-foot (7') utility easement is shown on lots 1, 2 and 3. A fifty-foot (50') central access and utility easement serves each lot. A thirty-foot (30') access easement was reserved in bordering Heck Addition to serve this property, however, it may not be used. An additional thirty-foot (30') water and sanitary sewer easement crosses the corner of Lot 3, Block 1.

Adjacent Properties and Land Use

Adjacent properties are zoned CB – Commercial and CC – Commercial restricted. The new high school is to the north. A petroleum trucking facility is located across Old Red Trail.

Engineering & Planning Staff Comments

- The proposed access point from Old Red Trail is approximately 400 ft. east of 4th Avenue NW and 1,050ft west of 8th Avenue NW.
- Water and Sewer will be brought to the site with SID 227.
- Plans for SID 227 include a center turn lane on Old Red Trail NW.
- Sidewalks will be required on Old Red Trail.
- Boulevard landscaping is to be required on Old Red Trail.
- In order to promote walkability, staff requests a sidewalk connection to Old Red Trail from Lot 1, Block 1.
- A development agreement is to be drafted for this subdivision.

- Ordinance 1406 will be recorded alongside the plat.

The Planning and Engineering staff recommended approval of the final plat for Meadow Ridge Business Park.

Chair Robinson again inquired if there were any comments or questions.

B. Open Public Hearing

Chair Robinson opened the public hearing and invited anyone in the room or on the phone to come forward to speak for or against the request from WW Ranch Limited Partnership for a final plat to be named Meadow Ridge Business Park.

C. Close Public Hearing

Chair Robinson again inquired if there were any comments or questions. A second and third announcement was made to come forward to speak for or against the request from WW Ranch Limited Partnership for a final plat to be named Meadow Ridge Business Park. Hearing none, this portion of the public hearing was closed.

D. Commission Action

Commissioner Camisa inquired about the access easement that's going through the middle of the plat – is there a dedication statement dedicating the use of the easement to the public? Planner Stromme indicated on the map, the plat in discussion right now – it says ingress and utility dedication. Commissioner Camisa said he sees the utility dedication but does not see the access dedication on the ownership dedication. Planner Stromme explained that as it's currently written that is absent, however he offered to work with the surveyor in getting that language added there.

Chair Robinson again inquired if there were any comments or questions.

Commissioner McLean motioned to recommend approval of the final plat for Meadow Ridge Business Park. Commissioner Vayda seconded the motion. Upon vote, the motion passed unanimously.

3. A request from LH Holdings, LLP for consideration of a preliminary plat to be named Lakewood 10th Addition. Said property is Lots 1 and 2, Block 1, School District 7th Addition First Replat, in Section 1, Township 138N, Range 81W, City of Mandan, Morton County, North Dakota. The property is located on the southeast corner of 34th Avenue SE and 21st Street SE.

A. Staff Report

City Principal Planner Stromme presented.

LH Holdings, LLP requests consideration of a preliminary plat for Lakewood 10th Addition. The property is located in southeast Mandan, west of the new Lakewood elementary school on the southeast corner of 34th Avenue SE and 24th Street SE.

Preliminary Plat

The proposed preliminary plat contains 25 lots in one block. Lot 1, Block 1 is the new elementary school. Lot 1 is the elementary school and there are no changes. Lots 2-25 are proposed to be accessed from 24th Street SE and 34th Avenue SE. The school district put this up for bid and the development team is requesting the awarded bidder the development plan and made a departure from that straight line to School District 7th Addition. The map shows how they intend to purchase property from the School District. What was shown on the map as a straight line in one area, has been adapted to the building plans that the developer's would use on this property, thus, that's how it ended up with the property line as shown between the school and the twin homes that are being proposed. The proposed plan would be for twelve (12) twin-home structures containing a total of twenty-four (24) units to be built (4 units/acre).

Property History

The property was platted in to School District 7th Addition in 2020 and School District 7th in 2021. It was rezoned from RM – Residential to R3.2 – Residential in 2021. A separate zone change to R7 – Residential was requested and withdrawn in 2022. It was before the City Commission and died there. A land-use plan amendment completed in 2021 updated the designated future land use to low-density residential.

Zoning and Land Use

The property is predominantly zoned R3.2 – Residential, however portions are zoned RM – Residential (See Exhibit 3). While a twin-home is a permitted use in both districts, a zone change alongside the final plat would be required if the plan is approved, as no structure or lot can be located in more than one zoning district.

Utilities + Access

Access to the proposed lots would come from 34th Avenue and 24th Streets SE. Utilities are available in each right-of-way. A ten-foot (10') utility easement runs along the front of each lot.

Findings of Fact

Preliminary Plat

1. All technical requirements for consideration of a preliminary plat have been met;
2. The proposed subdivision would likely not have substantial effects on the safety and circulation of public roadways in the vicinity, and therefore no traffic impact study is required;
3. The proposed plat includes sufficient easements and rights-of-way to provide for orderly development and provision of municipal services beyond the boundaries of the subdivision;

4. The City of Mandan and other agencies would be able to provide necessary public services, facilities and programs to serve the development allowed by the proposed subdivision at the time of development;
5. Portions of the proposed subdivision are located in the Special Flood Hazard Area and are slated to be developed in accordance with Sec. 105-4-4 F – Floodplain District;
6. The proposed subdivision is consistent with the general intent and purpose of the zoning ordinance;
7. The proposed subdivision is consistent with the Comprehensive Plan, the Future Land Use Plan, and other plans, studies, policies and accepted planning practice;
8. The proposed subdivision would not adversely affect the public health, safety and general welfare.

Agency & Other Department Comments

Due to the established nature of the neighborhood street network, and no service lines being stubbed out, Public Works and Engineering requested a plan to reduce the necessary amount of cuts into the street.

Engineering & Planning Staff Comments

- Floodplain Development procedure including a LOMR, LOMR – F and City Floodplain Development Application are being followed.
- A previous, June 2022 request to rezone the property to R7 – Residential was withdrew.
- This subdivision will be subject to a development agreement.
- Staff is working with the development team on a utility servicing plan for the proposed development.
- A total of 91 letters were sent to adjoining property owners. As of the publication of this packet, no comments have been received.

The Engineering and Planning Office recommended approval of the preliminary plat for Lakewood 10th Addition.

Chair Robinson inquired if there were any questions at this time.

B. Open Public Hearing

Chair Robinson opened the public hearing and invited anyone in the room or on the phone to come forward to speak for or against the request from LH Holdings, LLP for consideration of a preliminary plat to be named Lakewood 10th Addition.

C. Close Public Hearing

Chair Robinson inquired if there were any comments or questions. A second and third announcement was made to come forward to speak for or against the request from LH Holdings, LLP for consideration of a preliminary plat to be named Lakewood 10th Addition. Hearing none, this portion of the public hearing was closed.

D. Commission Action

Mayor Helbling inquired if these lots will be 35 ft. to 45 ft. lots, driveways for twin-homes facing the street? Planner Stromme replied that the 35 ft. is half of the twin home so the structure will be 70 ft. and each unit will be 35 ft. Mayor Helbling inquired what each twin home unit will have how for its driveway width? Director Froseth explained the rules for the width of driveways is a maximum of 36 ft. width and it does not matter if it's a twin-home or a single-family home. The boulevards will be filled with driveway without exception to the city's written rules. Mayor Helbling commented that there could be constant driveway along the whole street. There will not be anywhere to put the snow and that should be taken into consideration. Director Froseth agreed with Mayor Helbling and said there has not been anything written regarding snow at this time. Planner Stromme stated that a potential solution or work around achieved with previous subdivisions of this nature such as Big Sky 7th Addition, an exhibit was shown how the right of way would be taken up by driveways. He deferred to the development team for further consideration.

Chair Robinson inquired if there were any other questions or comments.

Commissioner Liepitz motioned to recommend approval of the preliminary plat for Lakewood 10th Addition. Commissioner McLean seconded the motion. Upon vote, the motion passed unanimously.

Mayor Helbling requested Planner Stromme and Director Froseth to review the snow removal process and the driveway widths for this project before this item is presented to the City Commission for its review and approval.

OTHER BUSINESS

1. Western Planner Conference.

Planner Stromme reported that the Western Planner Conference will be held in Bismarck. The Western Planner is inter-states consisting of City Planners and City Administrations and is scheduled for September 14-16, 2022 with the ND Planning Association. There are about 160 city planners registered at this time. He said this is a session on Tuesday, September 13th, for training for planning commissioners. The conference is free and he provided information on how to register for this session. A link will be provided to register for the event.

ADJOURNMENT

Commissioner Camisa motioned to adjourn the meeting. Commissioner Vayda seconded the motion. Upon vote, the motion passed unanimously.

The meeting adjourned at 6:23 p.m.