



AGENDA
MANDAN PLANNING & ZONING COMMISSION
COMMISSION ROOM 5:30 P.M.
MONDAY, JUNE 27, 2022

The City of Mandan is encouraging citizens to provide their comments for agenda items via email to andrew.stromme@cityofmandan.com. Please provide your comments before noon on the day of the meeting. Comments will be forwarded to the Planning & Zoning Commissioners prior to the meeting.

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. Many Planning & Zoning Commissioners may be attending this meeting remotely.

The public may access the LIVE meeting at:

Web: Please go to the following link to join the webinar: <https://us02web.zoom.us/j/81516005255>

Or Telephone Dial: +1 346 248 7799 Webinar ID: 815 1600 5255

Roll Call, Reading and Approval of the May 23, 2022, minutes.

PUBLIC HEARINGS

1. A request from Mandan School District #1 for consideration of a Zone Change from R3.2 – Residential to R7 – Residential. Said property is Lot 2, Block 1, School District 7th Addition First Replat in Section 1, Township 138N, Range 81W. The property is located southeast Mandan, west of 40th Avenue SE, north of McKenzie Drive SE on the southeast corner of 34th Avenue SE and 24th Street SE.

A. Staff report B. Open for public comment C. Close public comment D. Commission action
Staff Recommendation: Staff recommends approval of the zone change.

2. A request from Cody Stern for consideration of a Special Use Permit for Multi-use shops. Said property is Lot 1, Block 2, Riverwood Commercial Park 3rd Addition to the City of Mandan, Morton County, North Dakota in 26, Township 139N, Range 81W. The property is located in east-central Mandan, the southeast corner of Riverwood Drive SE and Memorial HWY SE.

A. Staff report B. Open for public comment C. Close public comment D. Commission action
Staff Recommendation: Staff recommends approval of the Special Use Permit.

3. A request from JIJ Developers for consideration of a Final Plat for a subdivision to be titled Mandan Industrial Park 11th Addition. Said property is Lots 3-6, Block 1, Mandan Industrial Park 10th Addition to the City of Mandan, Morton County, North Dakota in Section 17, Township 139N, Range 81W. The property is in northwest Mandan, south of Old Red Trail NW on the west side of 30th Avenue NW.

A. Staff report B. Open for public comment C. Close public comment D. Commission action
Staff Recommendation: Staff recommends approval of the Final Plat.

4. A request from WW Ranch LLP for consideration of a preliminary plat for a subdivision to be titled Meadow Ridge Business Park. Said property is Lot 3 Less Lot A of Lot 3 of Auditor's Lot 3 in Section 22, Township 139N, Range 81W of the City of Mandan, Morton County, North Dakota. The property is located in north central Mandan, north of Old Red Trail NW between Collins Avenue/Hwy 1806 and 8th Avenue NW.

A. Staff report B. Open for public comment C. Close public comment D. Commission action
Staff Recommendation: Staff recommends approval of the Preliminary Plat..

5. A request from Brandon Zachmeier for consideration of a variance from Section 105-4-1 of the City Code of Ordinances related to A – Agriculture District to permit the construction of a Commercial Accessory Building. Said property is Lots 2 and 3 of Lot A of the North ½ of Section 10, Township 139N, Range 81W, Morton County, North Dakota. The property is in the extraterritorial area in north Mandan, east of Hwy 1806 N, south of 37th Street N on the east side of Rock Haven Harbor Road North.

A. Staff report B. Open for public comment C. Close public comment D. Commission action

Staff Recommendation: Staff recommends review of the request and findings of fact, identifying a hardship, and modifying the findings of fact to support the motion of the board.

OTHER BUSINESS

ADJOURN