



**AGENDA
PLANNING & ZONING COMMISSION
NOVEMBER 24, 2025
COMMISSION ROOM
MANDAN CITY HALL
5:30 PM
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[IGNORE INDENT]

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The City of Mandan is encouraging citizens to provide their comments for agenda items via email to info@cityofmandan.com. Please provide your comments before 3:30 p.m. on the day of the meeting. Include the agenda item number your comment references. Comments will be forwarded to the Commissioners and appropriate departments.

A. ROLL CALL

B. CONSIDER APPROVAL OF MINUTES

1. October 27, 2025 Minutes.

C. PUBLIC HEARINGS

1. Consider a zone change from RM (Residential) and Agriculture to RM (Residential) and a minor plat for Big Sky Estates 8th Addition.
2. Consider a final plat for Evergreen Heights 5th Addition.

D. OTHER BUSINESS

1. Appointments to the board.

E. ADJOURN

A. ROLL CALL Commissioners Present: Mayor Froelich, Intveld, Smith, Hammond, Gardner, Renner and Chair Robinson. Also present Jordan Singer, Building Official. Absent: Leingang, Huber, Mudder, Horn and McLean.

B. CONSIDER APPROVAL OF MINUTES

1. *September 22, 2025 Minutes.* Commissioner Renner motioned to approve the September 22, 2025 minutes. Commissioner Hammond seconded the motion. Upon vote, the motion passed unanimously.

C. PUBLIC HEARINGS

1. *Consider a building setback variance for Lot 1, Block 2, Meadows 2nd Addition.* Rachel Laqua, Interim Planner presented.

STATEMENT/PURPOSE

Consider a building setback variance for Lot 1, Block 1, Meadows 2nd Addition.

BACKGROUND/ALTERNATIVES

Requested Variance

Chris Bauer requested consideration of a variance to Section 105-3-8 (e) of the City Code of Ordinances related to building setbacks in the RMH Residential zoning district. The property is Lot 1, Block 2, Meadows 2nd Addition in Section 8, Township 139N, Range 81W in the City of Mandan, Morton County, North Dakota. The property is located at 4600 34th Avenue NW.

Adjacent Properties Zoning, Land Use and Future Land Use

The properties surrounding this property are zoned CB – Commercial to the east, RMH Residential Mobile Home Subdivision to the north and south, and R7 Residential Single Family to the west. The future land use plan identifies this area as low density residential.

Staff Comments

The applicant requested to construct a deck to serve an existing patio door on the home. The door is above grade and is unusable without stairs, a patio, deck, or other such entryway. Side yard setbacks in the RMH district are a minimum of five feet. The applicant states that the proposed deck/patio would leave about one foot between the deck/patio and the property line, necessitating the variance request. There is part of deck on there currently.

The purpose of the ordinance is to ensure adequate spacing between neighboring structures for privacy, aesthetics, and fire safety. The existing home was placed at the side yard setback line, making a deck/patio impossible to build while maintaining side yard setback requirements. The applicant intends to utilize an already existing patio door. Allowing the construction of a deck/patio would infringe on setback minimums that are intended to maintain general health, safety and welfare of neighboring properties. The hardship that the variance seeks relief from was not created by the Zoning Ordinance but by the placement layout of the home.

Findings of Fact

Zoning Variance

1. The hardship is not caused by the provisions of the Zoning Ordinance.
2. Strict application of the provisions of the Zoning Ordinance would not deprive the property owner of the reasonable use of the property.
3. The requested variance is the minimum variance that would accomplish the relief sought by the applicant.
4. The granting of the variance is not in harmony with the general purposes and intent of the Zoning Ordinance.

Public Outreach and Application Details

- The Application and \$400 fee were received on September 25, 2025.
- Notification letters were sent to twelve (12) adjacent property owners. There have been no comments or opposition received.

Staff recommends denial of the requested setback variance for Lot 1, Block 2, Meadows 2nd Addition.

Commissioner Gardner inquired if there would be any space left or would the deck be located right on the line? Jordan Senger, Building Official stated that the applicant said there would be about one (1) foot to the line.

Open Public Hearing

Chair Robinson opened the public hearing and invited anyone calling in or present, to come forward to speak for or against the request for a building setback variance for Lot 1, Block 2, Meadows 2nd Addition.

Kesha Bauer, the applicant came forward and stated they are building an addition consisting of a bedroom and entryway to the home and that will move the front door to the side to the front of the house. The current patio door was never in-use and will utilize it to go out to the backyard rather than going out the front door to get to the backyard. With the easements being placed where they are, makes it difficult to have gates in place. The neighbor helped put the deck up and it was then they realized approval was required. The deck size is approximately 5.5' x 8'. This is a mobile home and the neighbor to the north is in a modular home with a full basement; there is a mobile home to the south; the houses across the street are all split-level homes. Commissioner Smith inquired if steps were an option? Building Official Singer replied that they would be applied, at a minimum of 3 ft. that would be within the setback of 5 ft. In his opinion, he would favor a second exit.

Chair Robinson inquired if there were any comments or questions. Chair Robinson provided a second and final invitation to come forward.

Close Public Hearing

Chair Robinson inquired if there were any comments or questions. Hearing none, this portion of the public hearing was closed.

Commission Action

Commissioner Gardner commented that a second exit with steps would be favorable. He voiced concern about being close to the property line that even though the current neighbor agrees with the plans, those circumstances could change in the future wherein future neighbor(s) may not approve of it being so close to the property line. Commissioner Renner inquired if the garage located in the front was granted a variance when it was built? Ms. LaQua stated that in reviewing this request, the garage was found to be right on the setback line. The trailer house is a foot or two difference and the stairs would be about 3 feet which would put them into the setback but it would be less into the setback and less of a precedent coming from a safety concern and is a bare minimum versus a deck. Commissioner Renner stated he would favor stairs rather than a deck. Building Official Singer said that a variance would not be required for stairs of 3 or 4 feet, if it comes close to the setback due to safety exit. Commissioner Smith commented that he agrees with what the commissioners have stated and recommended in terms of precedence in that a one foot set back is not favored; however, he agreed that a plan be allowed that would accommodate steps for access. Chair Robinson clarified that the steps would be the standard steps that are used when setting up these homes.

Commissioner Gardner moved to deny the requested variance of the side yard setback in the RMH Residential Mobile Home Subdivision District for Lot 1, Block 2, Meadows 2nd Addition from a minimum of 5 feet to a minimum of 1 foot. Commissioner Renner seconded the motion. Chair Robinson called for a roll call vote: Mayor Froelich: Yes; Intveld: Yes; Smith: Yes; Hammond: Yes; Gardner: Yes, Renner: Yes, Chair Robinson: Yes. The motion passed.

Building Official Singer clarified that there does not need to be a special approval for adding steps since that does not require approval as a safety precaution.

2. *Consider a Preliminary Plat to be named Meadowlands 3rd Addition and a Zone Change to RMH (Residential) for Proposed Block 2, Meadowlands 3rd Addition.. Rachel Laqua, Interim Planner presented.*

STATEMENT/PURPOSE

Consider a Preliminary Plat to be named Meadowlands 3rd Addition and a Zone Change to RMH (Residential) for Proposed Block 2, Meadowlands 3rd Addition.

BACKGROUND/ALTERNATIVES

Meadowlands Development, LLC, requests consideration for a preliminary plat to be named Meadowlands 3rd Addition. The request includes a zone change from RMH & RH (Residential) to RMH (Residential) for Lot 6, Block 1, Meadowlands 2nd Addition, and the full preliminary plat encompasses Lot 6, Block 1, Meadowlands 2nd Addition and Lots 3-6, Block 2, Meadowlands Addition in Section 36, Township 139N, Range 81W, City of Mandan, Morton County, North Dakota. The property is located at 92 18th Avenue SE. The property is located on either side of 18th Avenue south of Memorial Highway and north of 3rd Street SE.

Property History

This proposed plat is a rearrangement of lots in Meadowlands First and Second Additions. The proposed

plat contains two blocks. Block 1 has approximately 9.60 acres on the east side of 18th Ave in the Meadowlands First Addition and block 2 has approximately 1.15 acres on the west side of 18th Ave in the Meadowlands Second Addition.

Project Overview

The proposed plat shows manufactured home lots varying in size between 5,888 square feet and the largest at 18,870 square feet. Lots on the west side of 18th Avenue will use 18th Avenue for access, while lots on the east side of 18th Avenue have varied points of access, including the construction of new private streets, shown as access and utility easements that are 34' wide. One private street on the plat dead-ends at a wye. City Code 109-3-2.13.b requires that any permanent dead end be a cul-de-sac and does not contemplate a wye. The plat also includes easements for an overhead transmission line, utilities, and a stormwater easement. The zoning change is requested for the proposed Block 2, on the west side of 18th Avenue which is currently zoned RMH (Residential Mobile Home Park). The east side of 18th Avenue was previously rezoned to RMH at the June 2025 Planning and Zoning Commission meeting and approved at the July 15, 2025 City Commission meeting. RMH is intended for manufactured home units with fee-simple lot ownership. At the time the applicant intended to have 40-50 lots on the east side of 18th Avenue The preliminary plat shows 38 lots on the east side of 18th Avenue in Block 1 and 5 lots on the west side of 18th Avenue in Block 2.

Preliminary Plat

The plat includes 43 lots; 10.75 acres.

Connections to the property are along 18th Avenue SE. The eastern-most proposed private street is shown to terminate at the southern edge of the plat, where it connects to Lot 2, Block 2, Meadowlands Addition, which is currently undeveloped. The plat also shows a private street going west from 18th Avenue between Lots 4 and 5, Block 2, which would connect to South Frontier Trail to the west of the property within the existing mobile home community. There is currently a privacy fence blocking this connection. All lots meet minimum size requirements. The minimum lot area shall be 3,000 square feet. This minimum lot area appears to be met exclusive of the access and utility easement fronting each lot, but should be confirmed prior to final plat.

Internal Access Easements and Street Connectivity

All private streets appear to meet maximum grade requirements but should be confirmed prior to final plat. All access to interior lots is taken from the private street shown as an access and utility easement. This easement is 34' wide, which is significantly smaller than the required 66'-80' road width for a local road. The existing mobile home park zoned RMH to the west has what appears to be 38' private roads, with small sidewalks directly along the street. The 34' easement proposed here would not appear to accommodate sidewalks or stormwater infrastructure. The most recent private street easement approved by the City was in Clover Grove PUD, which allowed a 51' easement, with a 31' paved area, a 5' boulevard, and a 5' sidewalk on both sides of the street surface. To the west of 18th Avenue are Deerfield Rd and Fox Drive, which are both private street easements in the RMH district and are shown on the plat as 32' access easements with a 7' utility easement, which appears to be where the sidewalk/stormwater infrastructure is located. Two access points onto 18th Avenue from the east lots (Block 1) are provided, which was noted as a requirement in the original zoning approval in July 2025. Clarity on the street surface width and any pedestrian connectivity should be provided prior to final plat.

The zoning change approval in July 2025 required that the connection of 18th Avenue into Memorial Highway would need be completed as part of the 18th Avenue construction that would be required as part of the development of Lots 3-6 Meadowlands, which is being proposed as the preliminary plat of Meadowlands 3rd Addition. Currently, an informal but clearly used vehicle trail continues where 18th Avenue terminates, connecting to Memorial Highway across the former railroad bed. The informal road uses an access point along Memorial Highway that is signed as a private road for BNSF use only. The plat does not indicate if 18th Avenue would be extended to intersect with Memorial Highway. This connection point should be clearly understood prior to approval of the preliminary or final plat.

Zoning Change

The portion of the plat referred to as Block 2 on the west side of 18th Avenue is requested to be rezoned from RH to RMH. The proposed uses in the rezoned portion would likely be compatible with uses in neighboring properties to the south and west. This zoning change would create one uniform zoning district throughout the proposed plat.

Lot Layout

The applicant has provided a proposed lot layout for the development. Several lots appear to be unbuildable based on setback requirements. The developer may want to review and edit the final lot layout.

Items Required from Prior Approval

When the rezoning to RMH for Lots 3-6, now proposed to be known as Block 1 of the Meadowlands 3rd Addition, the Planning and Zoning Commission and City Commission approved based on several items, including:

- Construction of 18th Avenue would be required as part of the development of Lots 3-6, with no building permits being issued until the road construction is substantially complete.
- Layout and platting of site will be required. All streets and utilities internal to the property will be privately owned and maintained via an HOA.
- Buffering on east side of the property between Lots 3-6, Meadowlands Subdivision and industrially zoned Riverwood Commercial Park shall be maintained or replaced as part of development.
- Connection of 18th Avenue into Memorial Highway will need to be completed as part of the 18th Avenue construction.
- Approved Development Agreement.
- Streetlights
- All road standards and access management requirements be met.

Adjacent Properties - Zoning, Land Use, and Future Land Use

- Adjacent properties to the proposed Block 1 are zoned CB (Business Commercial) on all sides except for 18th Avenue. Adjacent properties to the proposed Block 2 are zoned CC (Commercial/Light Industrial Transition) to the north and RH (Residential Mobile Home Park) to the south and west. The proposed preliminary plat and all neighboring properties are within city limits.
- The future land use plan indicates this property as Industrial.
- The future corridor plans do not show collector or arterial streets in this area Staff Comments and Updates Needed

- Staff recommended that the applicant work with Gateway MHP to the west to secure a connection to South Frontier Trail via the access easement shown on the plat, with development of this street connection to be required as part of the Development Agreement.
- Staff recommended that the applicant revise the terminating street to an appropriate cul-de-sac with adequate turnaround width.
- The plat does not indicate whether 18th Avenue is planned to connect to Memorial Highway to the north. The NDDOT Memorial Highway reconstruction project does not indicate if existing access for BNSF property will be maintained, nor does it indicate whether 18th Avenue will be extended to create an intersection at Memorial Highway. Without a connection to the north at Memorial Highway or to the west via S Frontier Trail, all traffic in the proposed development would ingress/egress via 18th Avenue similar to the homes at Meadowlands Park. The traffic impact of this is unknown. Based on required items from previous zoning approval, the applicant should provide a plan for connection to Memorial Highway.

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 provides unclear easements and rights-of-way to provide for orderly development and provision of municipal services beyond the boundaries of the subdivision for projects identified in City masterplans;
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. The proposed subdivision is not located in the Special Flood Hazard Area or an area where the proposed development would adversely impact water quality and/or environmentally sensitive lands, or areas that are topographically unsuited for development;
6. The proposed subdivision and zoning change is consistent with the general intent and purpose of the zoning ordinance;
7. The proposed subdivision and zoning change is consistent with the Comprehensive Plan and accepted planning practice;
8. The proposed subdivision would not adversely affect the public health, safety and general welfare;
9. The proposed zoning change is consistent with surrounding land uses.

Public Outreach

- The Application and fee of \$1,050 were received on September 26, 2025.
- Letters were sent to eighteen (18) adjacent property owners.

RECOMMENDATION:

Ms. LaQua stated that staff initially recommended tabling this preliminary plat and zone change request until such time as the applicant can provide detailed cross-sections of the 34-foot-wide access and utility easements, confirm the buildability of all lots based on setbacks and buffers, provide a plan for connection of 18th Avenue to Memorial Highway, and confirm with all

relevant departments including emergency management that the wye intersection is acceptable in place of a cul-de-sac on a private street.

Ms. LaQua stated that additional relevant information has been received from the applicant and Abe Ulmer, the engineer involved in this matter,

All private streets interior appears to meet the maximum requirements which should be confirmed prior to final plat. The easement that is shown is 34 ft. wide which is significantly smaller than the 66 ft. to 80 ft. road width for a local road. The existing mobile home park that's zoned RMH to the west which is south of the mobile home park and is inside the fee simple lot. The Deerfield Road and Hock Trail have 38 ft. with small sidewalks along the street. The three 4 ft. easements in the memo, would not appear to accommodate the sidewalks or storm water infrastructure. Abe Ulmer does have the 34 ft. four (4) foot sidewalks on both sides. There is no boulevard; there is a 1 ft. mountable roll curb on each side of the road and there are two 12 ft. traveling, totaling a 24 ft. wide street with no boulevard and no parking. The most recent private street easement that was approved by the city was in the Clover Grove PUD which has not gone through preliminary plat yet. It allowed for a 51 ft. easement that had a 31 ft. paved area, a 5 ft. boulevard, and a 5 ft. sidewalk on both sides of the street service. The Deerfield Road and Fox Drive to the west of 18th which are private street easements in the armory district are shown on those plats as 32 ft. easements with additional 7 ft. utility easements which appears to where the sidewalk and stormwater infrastructure is located so there would be a total of 39 ft. which matches the 38 ft. that was discussed.

She stated that discussion has occurred with the city engineer and city building official the 34 ft. easement and agreed that it is workable even though it is smaller with no parking allowed on the street.

Moving forward into the final plat, discussion will be held with the fire department to discuss further how those houses and infrastructure are laid out. There may be a recommendation to make them larger, however, the consensus is they are adequate. She stated they have reached a level of comfort after reviewing the additional information provided that they did not have when the memo was written. There will be two access points on 18th from the east lots which was a requirement in the original zoning approval that occurred in July 2025. The zone change approval in July 2025, required that the connection of 18th Avenue would need to be completed as part of the 18th Avenue construction, required as part of the development of Lots 3 through 6 of Meadowlands which is being proposed as Meadowlands 3rd.

Currently, the 18th Street terminates at the gravel and the remainder of that road is platted but undeveloped. There is a vehicle trail that runs through there, informal but a clearly used trail, goes to the north and enters onto Memorial Highway across a former railroad bed that uses an access point that is signed as a private road for BNSF use only. The memo states that (the city) should clearly understand this connection point prior to approval of the preliminary and final plat (recommended). In discussion with Abe Ulmer, the intention would be that the applicant would connect 18th to Memorial by utilizing plans from 2014 connection plan, it's a right-in, right-out construction plans on that final alignment of that connection would be a final plat item; however, the understanding that is the intention and that the development would occur as part of this platting process to ensure that there are two connections to the north and to the south. The applicant had concerns about connecting on the north to the south, not wanting it to be a through street, however that has been a requirement consistently with this subdivision. This is an important factor and should be required as part of the approval. The connection point briefly discussed that goes between 18th and Frontier Trail within the mobile home park currently has a fence and is platted as an easement, it should be developed as a through street cross connection point since it is

a private area; that should be a final plat requirement. Zoning RMH for Block 2, would be requested from RH RMH, the proposal would be compatible with uses in the neighboring properties to the south and to the west that would create one uniform zoning district throughout the proposed plat. The applicant provided a proposed lot layout in the development. They appear to be built into the setback. The potential build out is capable within the proposed lot so that the final plat does not look significantly different from the preliminary plat. There may need to be additional discussions clarifying the layout expectations in the Development Agreement. On the outside of the plat there is a gray lined area to the east showing a buffer area of trees that was requested by the rezoning there be a buffer as part of any platting. There are some additional areas marked in the center of the plat, wherein RMH District requires that the front yards be at least 8 ft. and that can be set by the Development Agreement. That will be addressed with the preliminary and final plat to ensure all codes are being met. All lots are buildable and currently the concept appears to have a solid layout. Items required from prior approval of which one was the rezoning of Lots 3 through 6, and that was approved in July 2025.

The Planning and Zoning Commission and the City Commission approved the rezoning based on several items that included:

- Construction on 18th Avenue would be required as part of the development with no building permits being issued until the road construction is substantially completed, they were required to lay out and plot this site.

Buffering on the east side of the property between Lots 3 and 6 of Meadowlands Subdivision industrially zoned;

- Riverwood Commercial Park would be maintained or replaced as part of development connection of 18th onto Memorial Highway would need to be completed as part of the 18th Avenue construction project.
- There will need to be an approved development, street lights, and all the road standards and access management requirements will need to be met with adjacent property and future land use.
- The future land use plan indicates this property is industrial wherein it appears its been moving away from that and was already zoned differently. The future corridor plans to not show a collector or arterial streets in the area. Staff recommended that the applicant work with the Gateway and the owner on the west to secure connection to Frontier Trail via access easement with development to be required as part of the Development Agreement.
- There is a recommendation to review that wye termination within the plat because the code requires a cul-de-sac, wherein the fire department would be consulted to meet fire code needs. The applicant should provide a plan for connection to Memorial Highway (appears to be completed).
- Technical requirements of the preliminary plat have been met, in the Findings of Fact, and do not pose any major concerns.

Ms. LaQua stated that the recommended motion in the packet was to table the preliminary plat and zone change request until they can provide more information on the access utility easement and confirm buildability of all lots; provide a plan for connection of 18th to Memorial Highway and then confirm with

all relevant departments including emergency management that the wye intersection is acceptable in place of a cul de sac on a private street. The above is based on conversations with Abe Ulmer representing the applicant, and that city staff is comfortable with all those items.

Ms. LaQua stated that staff recommended approving the preliminary plat to the City Commission with the understanding that between the preliminary plat and the final plat stages that there is a clear understanding and an acceptance on all sides of the final street layouts and lot layouts and a plan for connection with Memorial Highway and 18th with that information clearly being available at the final plat stage and being able to be clearly put into the Development Agreement.

Chair Robinson inquired of Ms. LaQua, if the P & Z Commission should include a recommendation that there is a final plat presentation that will indicate clear street and lot layout? Ms. LaQua replied that it could be simplified to state that final plats application should clearly address all items within this preliminary plat staff report. She explained it is rather complex and there are many items that are understood but will need to be discussed further as to how they would operate between the preliminary plat and the final plat.

Commissioner Renner inquired what the intent of the wye was? Building Official Singer stated that the maximum distance that can be allowed for a fire truck turn around is 250 ft. Anything beyond that will require either this one is specifically referred to as a hammer-head so that the fire truck can turn in up and then back out to turn around. This one is 287 and is close. They did not want to put in a cul-de-sac for that reason. This would be allowed by fire code and the preferred method if there is no cul-de-sac. This will be verified by the Fire Department. This is an Appendix D of the Fire Code that is adopted every code cycle with the next review scheduled for January 2026. Commissioner Gardner inquired why the road has not yet been put in. Ms. LaQua stated that question will have to be answered by the applicant.

Chair Robinson stated there are two parts to this request. One is a zone change to RMH and there is no issue with that? Ms. LaQua replied that is correct, there are no issues with the zone change request.

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

Open Public Hearing

Chair Robinson opened the public hearing and invited anyone calling in or present, to come forward to speak for or against the request for a Preliminary Plat to be named Meadowlands 3rd Addition and a Zone Change to RMH (Residential) for Proposed Block 2, Meadowlands 3rd Addition.

Abe Ulmer, ILSE came forward and reported that with regard to 18th Avenue – the requirement is to have one access up to a certain number of units. The current existing is over the number of units being allowed on the west side. The street is approximately \$800,000 to a million to build that street to the north to connect to Memorial Highway. The applicant originally was going through other options for a secondary access through the western property and provided an access easement to the western trailer park. That was not sufficient to the city, they wanted connectivity. With the option to go from RH to RMH and to have saleable lots that he can sell the unit and sell he lot and leave this in the homeowner's association for them to maintain the infrastructure, etc., that is about the only option viable to make money off this

project. For clarification, the 18th Avenue connection, the land to the north is zoned commercial, Meadowlands 2nd Addition, is a platted right of way all the way to Memorial Highway. That existing corridor city right of way is being considered and go with the original plan that was presented in 2014 to connect to Memorial Highway. It would be a right-in, right-out Memorial Highway because there is a median along Memorial Highway and the new plans are showing that median to stay between eastbound and westbound. He reported he has discussed with NDDOT about this and when it comes to that design stage, they want to review the plans before the project starts to build the street. With the platting process an important item the city has to remember is to put the connection with 18th Avenue as part of the Developer's Agreement, that no units can be built or brought in until 18th Avenue is substantially complete. The other option discussed was to put in a secondary access to the west Frontier Trailer Park. That is being considered as a gated emergency access only to avoid unnecessary thru-street traffic exiting through that property. Paving that access point is being considered for that emergency secondary access for the trailer park. The fire truck turnaround is 150 feet which is fire code requirements and that will be addressed during the final plat approval.

Chair Robinson inquired if there were any comments or questions. Chair Robinson provided a second and final invitation to come forward. Chair Robinson inquired if there were any comments or questions.

Close Public Hearing

Chair Robinson inquired if there were any comments or questions. Hearing none, this portion of the public hearing was closed.

Commission Action

Commissioner Smith moved to approve the Preliminary Plat to be named Meadowlands 3rd Addition and a Zone Change from RMH and RH to RMH Residential for Proposed Block 2, Meadowlands 3rd Addition with the understanding that the preliminary plat phase in the final plat phase that the city and applicant will work together to work out any final details related to construction.

Commissioner Hammond seconded the motion.

Chair Robinson called for a roll call vote: Mayor Froelich: Yes; Intveld: Yes; Smith: Yes; Hammond: Yes; Gardner: Yes, Renner: Yes, Chair Robinson: Yes. The motion passed.

D. OLD BUSINESS

1. ***Consider a preliminary plat for Keidels South Heart Terrace 5th Addition and a zone change from R7 (Residential) to R3.2 & R7 (Residential).*** Rachel Laqua, Interim Planner presented. She stated this is an Old Business item and she does not believe it has been advertised, thus, it is still a tabled item.

Chair Robinson stated that this matter was advertised and a public hearing will be held at this time.

Ms. LaQua stated that over the last month when this matter was originally tabled, they had intended to come back fairly quickly. She stated that Abe Ulmer, the engineer on the project is present, and could

give an update at this time.

STATEMENT/PURPOSE

This is an application for a preliminary plat and zone change in the NW/14 Section 3, T138N R81W, City of Mandan, Morton County. The plat, to be named Keidels South Heart Terrace 5th Addition, is a continuation of an approved subdivision (Keidels South Heart Terrace 3rd Addition) to the north. The request includes a zone change from R7 (Residential) to R3.2 & R7 (Residential) for proposed Lots 1-10 and 14-19 of Block 1 and Lots 1-12 of Block 2. The property is located south of 19th Street SW and east of 8th Avenue SW.

BACKGROUND/ALTERNATIVES

Property History

This proposed plat closely follows an approved but vacated subdivision that went by the name of Keidels South Heart Terrace 4th Addition.

Project Overview

The proposed plat shows townhouse development on the west side of the plat, with some lots accessing off 8th Avenue SW, with the remainder of the lots being single family home lots. There are several cul-de-sacs within the subdivision, due to topography. The plat also includes an easement for an overhead transmission line.

There are intended to be 5 independent phases of infrastructure development.

Preliminary Plat

The plat includes:

- 106 lots; 16 R3.2 zoned lots; 89 R-7 lots; 1 stormwater lot
- 47.82 acres

Connections to the property to the south are found at 7th and 4th Avenues. One additional access onto 8th Avenue SW is shown. All lots meet minimum size requirements. All streets meet maximum grade requirements, and cul-de-sacs meet minimum turnaround and maximum length requirements.

Adjacent Properties Zoning, Land Use, and Future Land Use

Adjacent properties to the south west are zoned R-7 and are annexed into the city. Properties to the southeast are zoned Agricultural and are in the ETJ. Properties to the East are zoned PUD and are in the preliminary platting process. Properties to the north are zoned R-7 and are developed with single family residential. Property to the west is zoned Agricultural and is in the ETJ. The future land use plan indicates this property as low density residential. The future corridor plans show a collector street in this area, though there is little development potential to the south given the owner's plans for the property to the south, and land to the west is owned by NDSU, therefore making a collector in this area unrealistic and most likely unnecessary.

Additional Information and Public Outreach

- The Application and fee were received on July 25, 2025.
- Letters were sent to eighty-three (83) adjacent property owners.

Staff Comments & Updates Needed

Staff has requested that the owner and applicant work with the neighboring property to the east, to be developed as Clover Grove PUD, to provide a valuable cross-connection point between the two subdivisions. Neither subdivision will meet access management requirements at full build-out without the cross-connection between subdivisions. The two owners have agreed to work together to connect streets and sewer. The connection street will be added on the east side of this proposed subdivision where the proposed cul-de-sac on the

southeast side is shown. There will be lots added to the subdivision to accommodate this connection.

- The plat shows an overhead transmission line which will make Lots 21, Block 2, Lots 1 and 16, Block 2, Lots 1, 22 and 15 of Block 4 very narrow and potentially unbuildable, though they meet minimum width requirements.
- The plat will dedicate 40' of additional ROW on 8th Avenue SW, matching the existing street section to build within 73' of ROW.
- 8th Avenue SW will need to be extended to the intersection of Cobblestone Loop SW, and will need to include sidewalks on the east side.
- The Park District has requested a park between 4th Avenue SW and 5th Avenue SW and is working with the owner.
- The legal description of the plat should include 'part of Government Lots 3 & 4 and the NW1/4 of Section 3, T138N R81W.
- Phasing plan should be shown and approved for preliminary plat approval.
- Stormwater lot in this plat and the prior plat should be held in undivided interested between benefiting landowners; will need to be clarified in the Development Agreement.

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 for projects identified in City masterplans;
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. The proposed subdivision is not located in the Special Flood Hazard Area or an area where the proposed development would adversely impact water quality and/or environmentally sensitive lands, or areas that are topographically unsuited for development;
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 and studies, policies and accepted planning practice;
8. The proposed subdivision would not adversely affect the public health, safety and general welfare.

Open Public Hearing

Chair Robinson opened the public hearing and invited anyone calling in or present, to come forward to speak for or against the request for a preliminary plat for Keidels South Heart Terrace 5th Addition and a zone change from R7 (Residential) to R3.2 & R7 (Residential).

Abe Ulmer, ILSE came forward and reported they are still in discussion with the neighbors, however, at this time he is not able to provide a lock-down time when it will be ready for this Commission to review. He will keep the parties informed when it is ready to come back to this Board.

Chair Robinson inquired if there were any comments or questions. Chair Robinson provided a second and final invitation to come forward.

Close Public Hearing

Chair Robinson inquired if there were any comments or questions. Hearing none, this portion of the public hearing was closed.

Commission Action

Commissioner Renner moved to table this request for a preliminary plat for Keidels South Heart Terrace 5th Addition and a zone change from R7 (Residential) to R3.2 & R7 (Residential) until the applicants bring it back to a future meeting. Commissioner Hammond seconded the motion. Chair Robinson called for a roll call vote: Mayor Froelich: Yes; Intveld: Yes; Smith: Yes; Hammond: Yes; Gardner: Yes, Renner: Yes, Chair Robinson: Yes. The motion passed.

- E. ADJOURN *There being no further business to discuss or come before the Board, a motion was made by Commissioner Renner and seconded by Commissioner Hammond to adjourn the meeting. Upon vote, the motion passed unanimously.*

The meeting adjourned at 6:43 p.m.



Planning & Zoning Commission

Agenda Documentation

MEETING DATE: November 24, 2025
PREPARATION DATE: November 17, 2025
SUBMITTING DEPARTMENT: Planning
DEPARTMENT DIRECTOR: Jim Neubauer
PRESENTER: Rachel LaQua, Interim Planner
SUBJECT: Consider a zone change from RM (Residential) and Agriculture to RM (Residential) and a minor plat for Big Sky Estates 8th Addition.

STATEMENT/PURPOSE:

Shorestone Solutions, LLC request consideration of a zone change from RM (Residential) and Agriculture to RM (Residential) and a minor plat to be named Big Sky Estates 8th Addition.

BACKGROUND/ALTERNATIVES:

This is an application for a preliminary plat and zone change in Lots 12 and 13, Block 4, Big Sky Estates Third Addition, SW1/4, Section 16, T139N R81W, City of Mandan, Morton County.

The plat, submitted on behalf of Shorestone Solutions, LLC, to be named Big Sky Estates Eighth Addition, is a replat of portions of Big Sky Estates Third Addition and portions of ROW, currently zoned Ag.

The requested zone change for the old ROW, zoned Ag, is to RM (Residential Multi-family Dwellings).

The property is located at the southeast corner of Viewpoint Lane and a length of ROW referred to as Hillside Road in previous certificates of survey, between Jude Lane NW and 31st St NW. Viewpoint Lane NW is labeled as Kingsley Road NW on the plat.

BACKGROUND/ALTERNATIVES:

Property History

This proposed minor plat is a rearrangement of lots in Big Sky Estates Third Addition

and the adjacent ROW. The area included in the plat was previously rezoned from R7 to RM in 2014. The portion of ROW to be included in the plat was granted to Shorestone Solutions, LLC via judgement on October 1st, 2025 in South Central District Court, recorded in Morton County as document #526577.

Minor Plat

The proposed plat contains one lot of 1.2 acres, and aggregates two existing lots and the portion of ROW between Big Sky Estates Third Addition and Seven Seas First Addition. An existing electric easement belonging to MGS Electric and running roughly northeast from Seven Seas First Addition, through the northwest corner of the plat, making a 90 degree turn to the northwest as it does so, is to be vacated via this plat.

The length of ROW to be included is approximately 370 feet, as measured on the approximate centerline. The entire width of the ROW is to be included in the plat.

The zoning change is stated to be from AG (Agriculture) to RM (Residential Multi-family Dwellings), within the former right of way that is being aggregated into the two existing lots, 12 and 13 of Block 4, Big Sky Estates Third Addition.

The plat also includes 10' utility easements along the north and west sides of the plat.

Adjacent Zoning, Land Use, and Future Land Use

Adjacent properties to the proposed plat are zoned RM (Residential Multi-family Dwellings) to the east and southeast, CB (Business Commercial) to the south, R7 (Residential Single Family) to the west, and R3.2 (Residential Single & Two Family) to the north across Viewpoint Lane. The proposed minor plat and all neighboring properties are within city limits.

The future land use plan indicates this property as low density residential. However, a zoning change to RM was completed in 2014 and there is already multifamily development to the south and properties to the east are currently zoned RM,

The future corridor plans do not show collector or arterial streets in this area.

Public Outreach and Application Details

Application received: October 23, 2025

Application fee paid: \$900

Notifications: Nineteen letters were sent to adjacent property owners.

Staff Comments & Updates needed:

- The ROW to be vacated for the minor plat is unlikely to be necessary as adjacent properties do not use the ROW for access and the properties on the proposed minor plat are assumed to use Viewpoint Lane for access.
- While the future land use map indicates low density residential for this property, there is already multifamily development to the south and properties to the east are currently zoned RM, this property's use should not have a disproportionate negative impact on the neighborhood.

Findings of Fact - Minor Plat

1. All technical requirements for consideration of a minor plat have been met;
2. The proposed lot consolidation would likely not have substantial effects on the surrounding properties or generate significantly increased traffic;
3. The proposed subdivision is not located in the Special Flood Hazard Area or an area where the proposed development would adversely impact water quality and/or environmentally sensitive lands, or areas that are topographically unsuited for development;
4. The proposed subdivision is consistent with the general intent and purpose of the zoning ordinance;
5. The proposed subdivision is consistent with the Comprehensive Plan, the Future Land Use Plan, and other plans and studies, policies and accepted planning practice;
6. The proposed subdivision would not adversely affect the public health, safety and general welfare.

ATTACHMENTS:

1. Application_Redacted
2. Minor Plat
3. Location Map
4. draft Ordinance

FISCAL IMPACT:

N/A

STAFF IMPACT:

There has been minimal staff time has gone into reviewing the proposed development.

LEGAL REVIEW:

Planning & Zoning Commission

Agenda Documentation

November 24, 2025

Subject: Consider a zone change from RM (Residential) and Agriculture to RM (Residential) and a minor plat for Big Sky Estates 8th Addition.

Page 4 of 4

This item has been reviewed as part of the agenda packet.

RECOMMENDATION:

Planning Staff recommends to approve the minor plat and zone change request as presented.

SUGGESTED MOTION:

I move to recommend to the City Commission approval of the minor plat and zone change request as presented.

CITY OF MANDAN	
Development Review Application	
<input checked="" type="checkbox"/> Minor Plat (\$300)	<input checked="" type="checkbox"/> Zone Change (\$600)
<input type="checkbox"/> Preliminary Plat up to 20 acres (\$450)	<input type="checkbox"/> Planned Unit Development (\$700)
<input type="checkbox"/> Preliminary Plat more than 20 acres (\$500)	<input type="checkbox"/> Land Use and Transportation Plan Amendment (\$1,000)
<input type="checkbox"/> Final Plat up to 20 lots (\$450)	<input type="checkbox"/> Vacation (\$500)
<input type="checkbox"/> Final Plat 21 to 40 lots (\$600)	<input type="checkbox"/> Variance (\$400)
<input type="checkbox"/> Final Plat more than 40 lots (\$750)	<input type="checkbox"/> Special Use Permit (\$450)
<input type="checkbox"/> Annexation (\$450)	<input type="checkbox"/> Stormwater submittal (\$300)
<input type="checkbox"/> Masterplanned Subdivision (not accepted without preliminary plat) (\$250)	<input type="checkbox"/> Stormwater 2 nd & subsequent resubmittal (\$50)
<input type="checkbox"/> Appeals to Administrative Denials (Variance to Non-zoning/Non-subdivision regulations) (\$250)	<input type="checkbox"/> Document Recording (\$30)
Summary of Request (Add separate sheet(s) as necessary)	

Engineer/Surveyor			Property Owner or Applicant		
Name Mark Isaacs - ILSE Inc			Name Shorestone Solutions, LLC		
Address [REDACTED]			Address [REDACTED]		
City Mandan	State ND	Zip 58554	City [REDACTED]	State [REDACTED]	Zip [REDACTED]
email [REDACTED]			email [REDACTED]		
Phone [REDACTED]		Fax [REDACTED]	Phone [REDACTED]		Fax [REDACTED]
If the applicant is not the current owner, the current owner must submit a notarized statement authorizing the applicant to proceed with the request.					

Location		Type		Existing Zone	Proposed Zone	Project Name
<input checked="" type="checkbox"/> City	ETA	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Addition	RM & AG	RM	Big Sky Estates 8th Addition
Property Address 3009 Viewpoint Lane NW, Mandan, ND 58554				Legal Description Lots 12 & 13, Block 4 in Big Sky Estates 7th Addition		
Current Use Vacant				& Judgment recorded - Doc. #526577		
Proposed Use Multifamily				Section 16	Township 139	Range 81
Parcel Size 1.20 Acres	Building Footprint NA	Stories NA	Building SF NA	Required Parking NA		Provided Parking NA

Print Name	Signature	Date
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Office Use Only			
Date Received:	Initials: <i>ym</i>	Fees Paid: \$ 900	Date: 10-23-2025
Notice in paper		Mailed to neighbors	P&Z meeting
<input type="checkbox"/> Approved	Approved with conditions:		
<input type="checkbox"/> Denied			

BIG SKY ESTATES 8TH ADDITION

TO THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA

LOTS 12 & 13, BLOCK 4 IN BIG SKY ESTATES 3RD ADDITION AND PART OF THE SW 1/4 IN SECTION 16, T139N, R81 W

PROPERTY DESCRIPTION

ALL OF LOTS 12 & 13, BLOCK 4 IN BIG SKY ESTATES THIRD ADDITION, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 139 NORTH, RANGE 81 WEST OF THE 5TH PRINCIPAL MERIDIAN, MORTON COUNTY, NORTH DAKOTA;

ALSO; THE FOLLOWING DESCRIPTION IS A JUDGMENT FILED IN THE OFFICE OF THE RECORDER OF MORTON COUNTY IN DOCUMENT NUMBER 526577 AS PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 139 NORTH, RANGE 81 WEST, 5TH PRINCIPAL MERIDIAN IN MORTON COUNTY, NORTH DAKOTA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 04° 41' 44" EAST ON THE EAST LINE OF SAID LOT 12 A DISTANCE OF 221.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 04° 41' 44" EAST ON SAID EAST LINE A DISTANCE OF 16.74 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 61° 32' 18" WEST A DISTANCE OF 72.93 FEET TO THE EAST LINE OF LOT 3, BLOCK 1 IN SEVEN SEAS FIRST ADDITION; THENCE NORTH 48° 56' 40" WEST ON THE EAST LINE OF SAID SEVEN SEAS FIRST ADDITION A DISTANCE OF 443.50 FEET TO THE SOUTH RIGHT OF WAY LINE OF KINGSLEY ROAD AND A PC OF A CURVE TO THE LEFT; THENCE SOUTHEASTERLY ON SAID CURVE FOR A ARC DISTANCE OF 131.61 FEET AND HAVING A RADIUS OF 165.00 FEET; SAID CURVE HAS A CHORD BEARING SOUTH 71° 50' 23" EAST A DISTANCE OF 128.15 FEET TO THE PC THEREOF; THENCE NORTH 85° 18' 40" EAST ON SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 42.09 FEET; THENCE SOUTH 48° 56' 40" EAST A DISTANCE OF 309.61 FEET TO THE POINT OF BEGINNING CONTAINING 0.65 ACRES, MORE OR LESS. AND SUBJECT TO ANY LEGAL RIGHTS OF WAY AND EASEMENTS OF RECORD.

CONTAINING IN ALL 1.20 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, MARK R. ISAACS, A NORTH DAKOTA REGISTERED LAND SURVEYOR NO. 9628, HEREBY CERTIFY THAT I HAVE CAUSED TO BE A SURVEYED BY MY FORCES UNDER MY SUPERVISION THE PROPERTY DESCRIBED HEREON AND I HAVE PREPARED THE ACCOMPANYING PLAT; FURTHER, THAT DISTANCES INDICATED HEREON ARE IN FEET AND HUNDRETHS OF FEET THEREOF, AND BEARINGS ARE INDICATED IN QUADRANTS AND DEGREES, MINUTES, AND SECONDS THEREOF; FURTHER, THAT SAID PLAT DOES TRULY SHOW THE SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MARK R. ISAACS, RLS 9628

OWNER'S CERTIFICATE OF DEDICATION

I, THE UNDERSIGNED, BEING SOLE OWNER OF THE LAND PLATTED HEREON, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DO DEDICATE ALL THE STREETS, ALLEYS, PARKS, AND PUBLIC GROUNDS AS SHOWN HEREON, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATERLINES, SIDEWALKS, AND OTHER IMPROVEMENTS ON OR UNDER SUCH STREETS, ALLEYS OR OTHER PUBLIC GROUNDS, WHETHER SUCH IMPROVEMENTS ARE SHOWN HEREON OR NOT, TO PUBLIC USE FOREVER. WE ALSO DEDICATE EASEMENTS TO RUN WITH THE LANDS FOR WATER, SEWER, GAS, ELECTRICITY, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THESE CERTAIN STRIPS OF LAND DESIGNATION AS "UTILITY EASEMENT".

JERRY BENSON, PRESIDENT
SHORESTONE SOLUTIONS, LLC

STATE OF _____)
COUNTY OF _____) SS

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC

APPROVAL OF THE BOARD OF CITY COMMISSIONERS

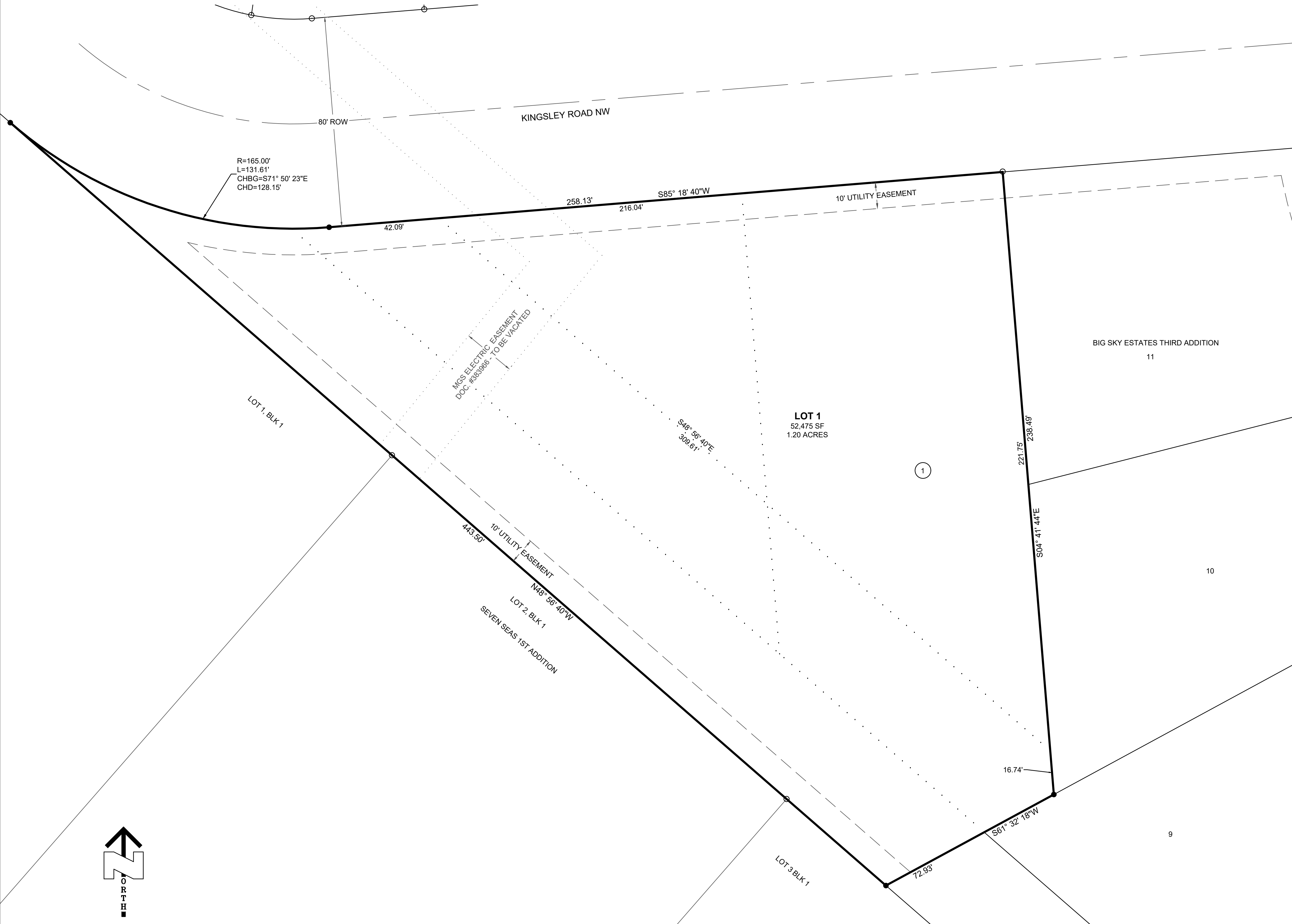
THE BOARD OF CITY COMMISSIONERS OF THE CITY OF MANDAN, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND SHOWN HEREON, HAS ACCEPTED THE DEDICATION OF ALL STREETS, ALLEYS, AND PUBLIC WAYS SHOWN HEREON LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF MANDAN, HAS ACCEPTED THE DEDICATION OF ALL PARKS AND PUBLIC GROUNDS SHOWN HEREON, FURTHERMORE, SAID BOARD OF CITY COMMISSIONERS HAS APPROVED THE STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND GROUNDS SHOWN HEREON AS AN AMENDMENT TO THE MASTER STREET PLAN OF THE CITY OF MANDAN; THE FOREGOING ACTION BY THE BOARD OF CITY COMMISSIONERS OF MANDAN, NORTH DAKOTA, HAS TAKEN BY RESOLUTION APPROVED THE ____ DAY OF _____, 20__.

JIM NEUBAUER - CITY ADMINISTRATOR

JAMES FROELICH - PRESIDENT OF THE BOARD
OF CITY COMMISSIONERS

I, JUSTIN FROSETH, CITY ENGINEER FOR THE CITY OF MANDAN, NORTH DAKOTA, HEREBY APPROVES "BIG SKY 8TH ADDITION" OF THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

JAREK WIGNESS, PE



R=165.00'
L=131.61'
CHBG=S71° 50' 23\"/>

LOT 1
52,475 SF
1.20 ACRES

LEGEND

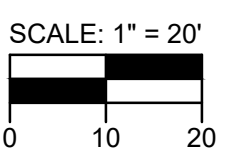
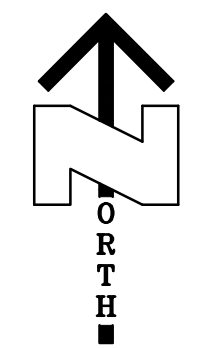
- FOUND SURVEY MONUMENT
- SET CAPPED REBAR "LS-9628"
- VACATED LOT LINE

OWNER:

SHORESTONE SOLUTIONS
4650 AMBER VALLEY PKWY
FARGO, ND 58104

NOTES:

1. BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENTS.
2. SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN OR NOT SHOWN.



DATE: OCTOBER 13TH, 2025

VERTICAL DATUM - NAVD 1988.

BASED ON NORTH DAKOTA SOUTH ZONE-NAD83 (2011), INTERNATIONAL FEET.

MEASUREMENTS HAVE BEEN ESTABLISHED BY RTK FROM THE "BSMK" CORRS STATION AND ARE REPORTED IN GRID.

AREA TABLE

LOT	SF	ACRES
LOT 1	52,475	1.20
TOTAL	52,475	1.20

**BIG SKY ESTATES
8TH ADDITION
REPLAT OF LOTS
12 & 13, BLOCK 4
BIG SKY ESTATES 3RD ADD.
MANDAN, NORTH DAKOTA**

SHEET: 1 OF 1 JOB NUMBER: 24178

SCALE: 1" = 20' DWG REVISION DATES

DRAWN BY: LM - -

DWG DATE: 10/6/25 - -

DWG NAME: 24178_Minor_Plat.dwg

Independent
Land
Surveying &
Engineering

4215 Old Red Trail NW
Mandan, ND 58554
Phone: 701-653-5184
Cell: 701-595-2079
mark@isurveynd.com



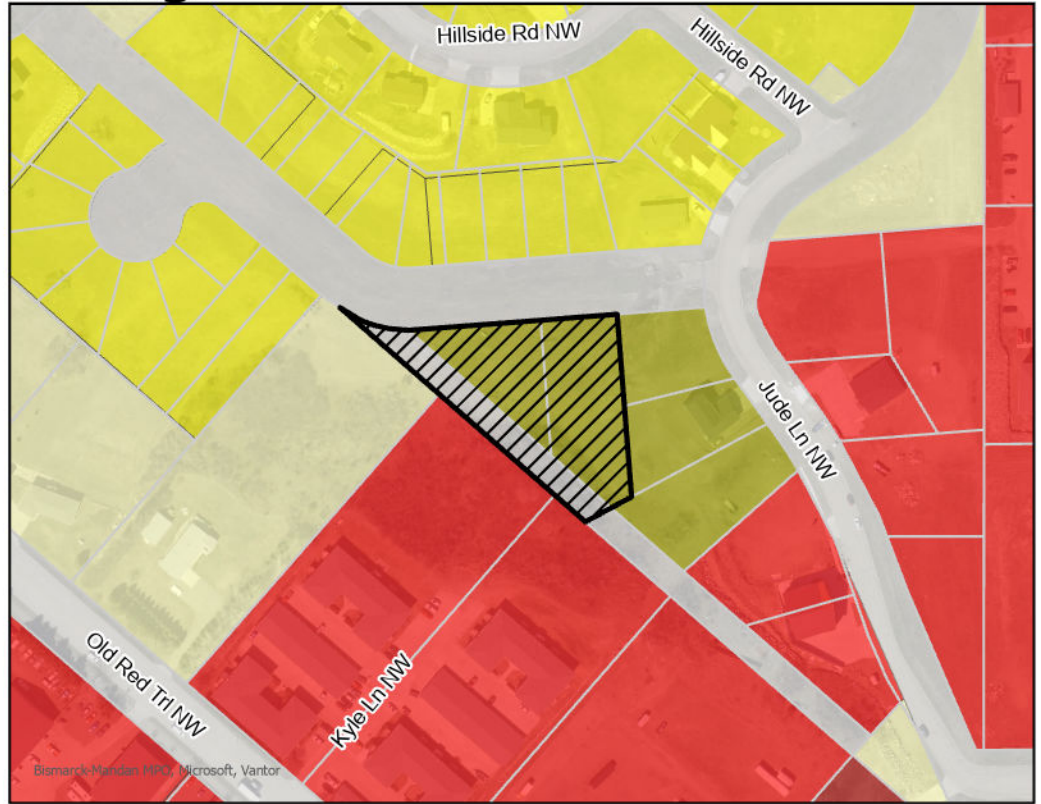
Zoning and Future Land Use Reference Map

Big Sky Estates 8th

Zoning Map Key

- Agriculture - City of Mandan
- Agriculture - Morton County
- CA - Neighborhood Commercial
- CB - Business Commercial
- CC - Commercial/Light Industrial Transition
- DC - Downtown Core
- DF - Downtown Fringe
- Industrial - Morton County
- LSMHS - Trailer Park Subdivision
- MA - Heavy Commercial/Light Industrial
- MB - Heavy Commercial/Heavy Industrial
- MC - Heavy Commercial/Light Industrial Restricted
- MD - Heavy Commercial/Heavy Industrial Restricted
- MHS - Trailer Park
- PUD - Planned Unit Development
- R3.2 - Residential Single & Two Family
- R7 - Residential Single Family
- RH - Residential Mobile Home Park
- RM - Residential Multi-family Dwellings
- RMH - Residential Mobile Home Subdivision
- Residential - County Residential Zoning
- ROW - Right-of-Way
- Proposed Site

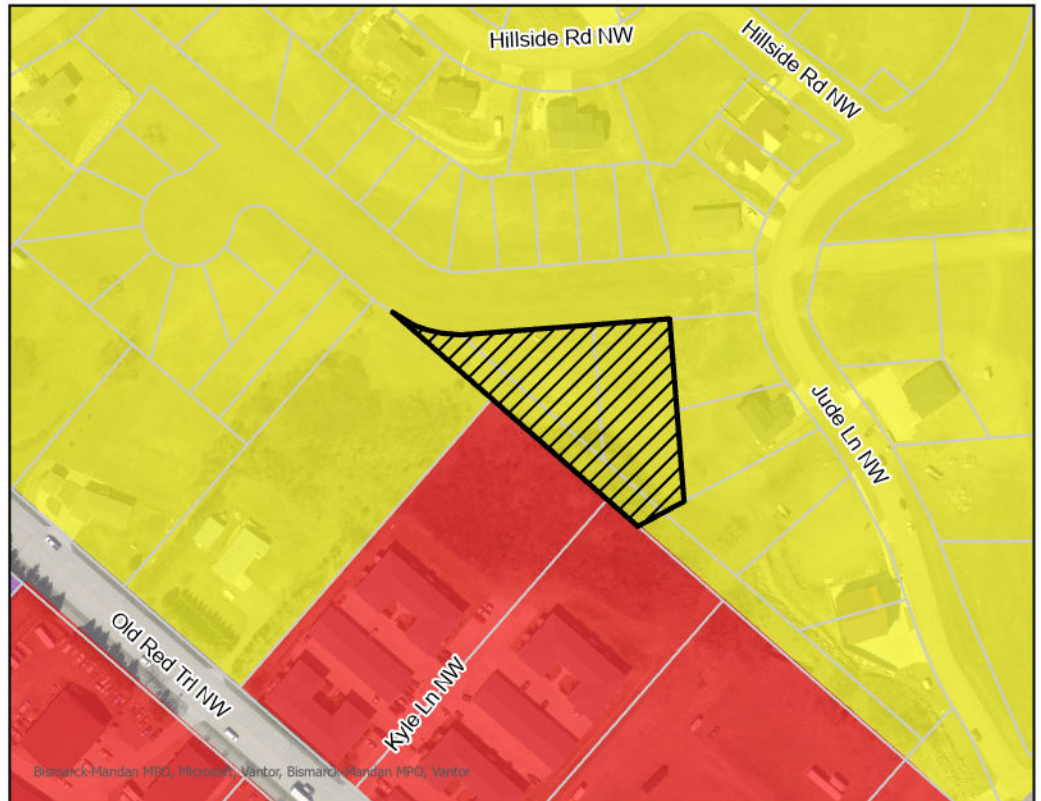
Zoning



Future Land Use Plan

Future Land Use Plan Key

- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Public/Semi-Public
- Public Land
- Park
- Greenways
- Open Space
- Open Water
- Proposed Site



N



ORDINANCE NO. XXXX

AN ORDINANCE TO AMEND AND REENACT SECTION 105-2-2 OF THE MANDAN CODE OF ORDINANCES RELATING TO DISTRICT BOUNDARIES AND ZONING MAP OF THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA.

WHEREAS, The Mandan Land Use and Transportation Plan designates the subject property as Industrial; and

WHEREAS, Adjacent properties to the north and west are zoned R3.2 – Single & Two Family Residential and R7 – Single Family Residential, to the east zoned RM – Multi Family Residential; and to the south CB – Business Commercial; whereas Multi Family Residential would be an appropriate use; and

BE IT ORDAINED By the Board of City Commissioners of the City of Mandan, Morton County, North Dakota, as follows:

SECTION 1. ZONING AMENDMENT. Section 105-2-2 of the Mandan Code of Ordinances is amended to read as follows:

BIG SKY ESTATES 8TH ADDITION IN SECTION 16, TOWNSHIP 139N, RANGE 81W, CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA:

SAID TRACT OF LAND CONTAINING 1.20 ACRES, MORE OR LESS.

- shall be removed from the RM – Residential Multi Family and Agriculture Districts and shall be included in the RM – Residential Multi Family District.

SECTION 2. RE-ENACTMENT. Section 105-2-2 of the Mandan Code of Ordinances is hereby re-enacted as amended. The city planner is authorized and directed to make the necessary changes upon the official zoning map of the city in accordance with this section.

James Froelich, President
Board of City Commissioners

Attest:

Jim Neubauer
City Administrator

Planning and Zoning Commission:
First Consideration:
Second Consideration and Final Passage:

November 24, 2025
December 16, 2025
January 6, 2025



Planning & Zoning Commission

Agenda Documentation

MEETING DATE: November 24, 2025
PREPARATION DATE: November 17, 2025
SUBMITTING DEPARTMENT: Planning
DEPARTMENT DIRECTOR: Jim Neubauer
PRESENTER: Rachel LaQua, Interim Planner
SUBJECT: Consider a final plat for Evergreen Heights 5th Addition.

STATEMENT/PURPOSE:

Consider a final plat for Evergreen Heights 5th Addition.

BACKGROUND/ALTERNATIVES:

The preliminary plat was approved at the August 25 meeting, with several requirements regarding the vacation of Living Water Drive, to be discussed more fully below.

Property History

This proposed preliminary plat is located north of 19th St SE and east of 14th Ave SE. This is a replat of the existing Lots 2-6 of Evergreen Heights Second Addition and of Lot 1, Block 1, Evergreen Heights Fourth Addition, in the SW ¼ of Section 35, T139N R81W, City of Mandan.

The existing residential lot owners are replatting and purchasing the lots directly behind existing homes, as well as vacating a right of way to the east of the subdivision.

All lots are zoned R-7.

Project Overview

Preliminary Plat Details

Total Area: 4.43 acres, with new proposed lots ranging from 45,126 sq ft to 24,070 sq feet.

Access: Access to existing lots is not changing, as they will maintain access from 14th Ave SE. Properties to the east will maintain access as existing. Proposed Lot 7 will take access from 19th St SE.

Access between existing Lot 1, Block 1, and Lot 1, Block 2, Evergreen Heights 4th Addition and Lot 1, Block 1, Living Water Addition is provided via 16th St SE and Living Water Drive. The proposed plat shows platting the ROW that is currently between Lot 1, Block 1 and Lot 1, Block 2, Evergreen Heights 4th Addition partially into the proposed re-plats of Lots 1-7. Since the preliminary plat approvals, the applicants have provided several updates, including applying for a vacation of Living Water Drive south of the lot line of Lot 1, Living Water Drive Subdivision, which is about 421 feet north of 19th Street. They have also provided several options for the replatting of the remainder of Living Water Drive and 16th Ave, which will be discussed Monday prior to the Planning and Zoning Commission meeting, as these options have changed since the final plat application. Staff will provide an update at the Planning and Zoning Commission meeting.

Utilities and Easements

Numerous access easements and water, sewer and hydrant easements are shown on the plat. There is still maintained a non-access line on the east and north sides of the current 16th Ave and Living Water Drive.

Adjacent Properties Zoning, Land Use, and Future Land Use

Adjacent property to the east and south is R7 - Residential. Property to the north is Neighborhood Commercial.

Additional Information & Public Outreach

Application: Application was received on October 24, 2025

Fees paid: \$450

Notifications: Eighty-four letters were sent to adjacent property owners.

Findings of Fact

Final Plat

1. All technical requirements for approval of a final plat have been met;
2. The proposed subdivision generally demonstrates an ability for the property to align with the Future Land Use Plan and other plans and studies;
3. The proposed subdivision is not located in the Special Flood Hazard Area or an area where the proposed development would adversely impact water quality and/or environmentally sensitive lands, or areas that are topographically unsuited for development;
4. The proposed subdivision is consistent with the general intent and purpose of the zoning ordinance;
5. The proposed subdivision is generally consistent with the master plan, other

adopted plans, policies and accepted planning practice; and

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

ATTACHMENTS:

1. Application_Redacted
2. Evergreen Heights 5th Addition FINAL Plat 10-23-25
3. Location Map

FISCAL IMPACT:

N/A

STAFF IMPACT:

LEGAL REVIEW:

This item has been reviewed as part of the agenda packet.

RECOMMENDATION:

Staff intends to note recommendation at Planning and Zoning Commission meeting after meeting with all applicants.

SUGGESTED MOTION:

N/A; Staff will provide at Planning and Zoning Commission meeting.

CITY OF MANDAN			
Development Review Application			
<input type="checkbox"/>	Minor Plat (\$300)	<input type="checkbox"/>	Zone Change (\$600)
<input type="checkbox"/>	Preliminary Plat up to 20 acres (\$450)	<input type="checkbox"/>	Planned Unit Development (\$700)
<input type="checkbox"/>	Preliminary Plat more than 20 acres (\$500)	<input type="checkbox"/>	Land Use and Transportation Plan Amendment (\$1,000)
<input checked="" type="checkbox"/>	Final Plat up to 20 lots (\$450)	<input type="checkbox"/>	Vacation (\$500)
<input type="checkbox"/>	Final Plat 21 to 40 lots (\$600)	<input type="checkbox"/>	Variance (\$400)
<input type="checkbox"/>	Final Plat more than 40 lots (\$750)	<input type="checkbox"/>	Special Use Permit (\$450)
<input type="checkbox"/>	Annexation (\$450)	<input type="checkbox"/>	Stormwater submittal (\$300)
<input type="checkbox"/>	Masterplanned Subdivision (not accepted without preliminary plat) (\$250)	<input type="checkbox"/>	Stormwater 2 nd & subsequent resubmittal (\$50)
<input type="checkbox"/>	Appeals to Administrative Denials (Variance to Non-zoning/Non-subdivision regulations) (\$250)	<input type="checkbox"/>	Document Recording (\$30)
Summary of Request (Add separate sheet(s) as necessary)			
<small>Approval final plat of Evergreen Heights 5th Addition, which is a replat of lots 2-9 Block 1 of Replat of Evergreen Heights 2nd Addition and replat of Lot 1 Block 1 Evergreen Heights 4th Addition</small>			

Engineer/Surveyor			Property Owner or Applicant		
Name Greg Feser Feser Engineering			Name Valan Renner		
Address [REDACTED]			Address [REDACTED]		
City Bismarck	State ND	Zip 58501	City Mandan	State ND	Zip 58554
email [REDACTED]			email [REDACTED]		
Phone [REDACTED]		Fax	Phone [REDACTED]		Fax
If the applicant is not the current owner, the current owner must submit a notarized statement authorizing the applicant to proceed with the request.					

Location		Type		Existing Zone	Proposed Zone	Project Name					
<input checked="" type="checkbox"/>	City	<input type="checkbox"/>	ETA	<input checked="" type="checkbox"/>	New	<input checked="" type="checkbox"/>	Addition	R7	No Change	Evergreen Heights 5th Addition	
Property Address					Legal Description						
					Lots 1-6 Block 1 Evergreen Heights 5th Addition						
Current Use											
Single Family											
Proposed Use											
No Change					Section 35	Township 139	Range 81				
Parcel Size	Building Footprint	Stories	Building SF	Required Parking	Provided Parking						

Valan Renner <small>Print Name</small>	<i>Valan Renner</i> <small>Signature</small>	10-24-2025 <small>Date</small>
--	--	--------------------------------

Office Use Only			
Date Received:	Initials: <i>Ym</i>	Fees Paid: \$ 450	Date 10-24-2025
Notice in paper	Mailed to neighbors	P&Z meeting	
<input type="checkbox"/> Approved	Approved with conditions:		
<input type="checkbox"/> Denied			

EVERGREEN HEIGHTS FIFTH ADDITION

REPLAT OF LOTS 2-6 BLOCK 1 OF REPLAT OF EVERGREEN HEIGHTS SECOND ADDITION
AND

REPLAT OF LOT 1 BLOCK 1 EVERGREEN HEIGHTS FOURTH ADDITION
IN THE
SOUTHWEST 1/4 SECTION 35, TOWNSHIP 139 NORTH, RANGE 81 WEST
CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA

DESCRIPTION

REPLAT OF LOTS 2-6 BLOCK 1 OF REPLAT OF EVERGREEN HEIGHTS SECOND ADDITION AND REPLAT OF LOT 1 BLOCK 1 EVERGREEN HEIGHTS FOURTH ADDITION IN THE SOUTHWEST 1/4 SECTION 35, TOWNSHIP 139 NORTH, RANGE 81 WEST CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 8 BLOCK 1 OR REPLAT OF EVERGREEN HEIGHT 2ND ADDITION, AND SOUTHWEST CORNER OF LOT 1 BLOCK 1 OF EVERGREEN HEIGHTS 4TH ADDITION ON THE NORTH RIGHT OF WAY LINE OF 19TH STREET SOUTHEAST; THENCE NORTH 00 DEGREES 06 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF REPLAT OF EVERGREEN HEIGHTS 2ND ADDITION AND WEST LINE OF EVERGREEN HEIGHTS 4TH ADDITION A DISTANCE OF 180.50 FEET TO THE NORTHEAST CORNER OF LOT 7 BLOCK 1 OF REPLAT OF EVERGREEN HEIGHTS 2ND ADDITION ALSO BEING THE SOUTHEAST CORNER OF LOT 6 BLOCK 1 REPLAT OF EVERGREEN HEIGHTS 2ND ADDITION; THENCE SOUTH 89 DEGREES 58 MINUTES 32 SECONDS WEST ALONG THE NORTH LINE OF LOT 7 BLOCK 1 REPLAT OF EVERGREEN HEIGHTS 2ND ADDITION A DISTANCE OF 119.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 7 BLOCK 1 REPLAT OF EVERGREEN HEIGHTS 2ND ADDITION AND THE EAST RIGHT OF WAY LINE OF 14TH AVENUE SOUTHEAST; THENCE NORTH 00 DEGREES 05 MINUTES 27 SECONDS WEST ALONG THE SAID EAST RIGHT OF WAY LINE OF 14TH AVENUE SOUTHEAST A DISTANCE OF 439.91 FEET TO THE NORTHWEST CORNER OF LOT 2 BLOCK 1 REPLAT OF EVERGREEN HEIGHTS 2ND ADDITION ALSO BEING THE SOUTHWEST CORNER OF LOT 1 BLOCK 1 REPLAT OF EVERGREEN HEIGHTS 2ND ADDITION; THENCE NORTH 89 DEGREES 48 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2 BLOCK 1 REPLAT OF EVERGREEN HEIGHTS 2ND ADDITION A DISTANCE OF 119.90 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 BLOCK 1 REPLAT OF EVERGREEN HEIGHTS 2ND ADDITION ALSO BEING THE SOUTHEAST CORNER OF LOT 1 BLOCK 1 REPLAT OF EVERGREEN HEIGHTS 2ND ADDITION AND A POINT ON THE WEST LINE OF LOT 1 BLOCK 1 OF EVERGREEN HEIGHTS 4TH ADDITION; THENCE NORTH 00 DEGREE 06 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF LOT 1 BLOCK 1 EVERGREEN HEIGHTS 4TH ADDITION A DISTANCE OF 95.65 FEET TO THE NORTHEAST CORNER OF LOT 1 BLOCK 1 EVERGREEN HEIGHTS 2ND ADDITION, NORTHWEST CORNER OF LOT 1 BLOCK 1 EVERGREEN HEIGHTS 4TH ADDITION, AND THE SOUTH RIGHT OF WAY LINE OF 16TH STREET SOUTHEAST; THENCE NORTH 16 DEGREES 51 MINUTES 23 SECONDS WEST ALONG THE EAST LINE OF REPLAT OF EVERGREEN HEIGHTS 2ND ADDITION AND WEST LINE OF EVERGREEN HEIGHTS 4TH ADDITION A DISTANCE OF 69.06 FEET TO THE SOUTHEAST CORNER OF LOT 1 BLOCK 2 REPLAT OF EVERGREEN HEIGHTS 2ND ADDITION ALSO BEING THE SOUTHWEST CORNER OF LOT 3 BLOCK 1 EVERGREEN HEIGHTS 3RD ADDITION AND THE NORTHWEST CORNER OF LOT 1 BLOCK 1 EVERGREEN HEIGHTS 4TH ADDITION; THENCE SOUTH 89 DEGREES 43 MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 3 BLOCK 1 EVERGREEN HEIGHTS 3RD ADDITION AND NORTH LINE OF SAID LOT 1 EVERGREEN HEIGHTS 4TH ADDITION A DISTANCE OF 215.99 FEET TO THE NORTHWEST CORNER OF LOT 1 BLOCK 2 EVERGREEN HEIGHTS 4TH ADDITION; THENCE SOUTH 00 DEGREES 06 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1 BLOCK 2 EVERGREEN HEIGHTS 4TH ADDITION A DISTANCE OF 360.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 BLOCK 2 EVERGREEN HEIGHTS 4TH ADDITION ALSO BEING THE NORTHWEST CORNER OF LOT 1 BLOCK 1 LIVING WATER ADDITION AND EAST RIGHT OF WAY OF LIVING WATER DRIVE; THENCE NORTH 89 DEGREES 59 MINUTES 29 SECONDS WEST ALONG THE NORTH LINE OF LIVING WATER ADDITION A DISTANCE OF 33.00 FEET TO THE NORTHWEST CORNER OF LIVING WATER ADDITION AND THE EAST LINE OF LOT 1 BLOCK 1 EVERGREEN HEIGHTS 4TH ADDITION; THENCE SOUTH 00 DEGREES 06 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF LIVING WATER ADDITION AND THE EAST LINE OF EVERGREEN HEIGHTS 4TH ADDITION A DISTANCE 421.42 FEET TO THE SOUTHEAST CORNER OF LOT 1 BLOCK 1 EVERGREEN HEIGHTS 4TH ADDITION AND THE NORTH RIGHT OF WAY LINE OF 19TH STREET SOUTHEAST; THENCE SOUTH 89 DEGREES 58 MINUTES 56 SECONDS WEST ALONG SOUTH LINE OF SAID LOT 1 BLOCK 1 EVERGREEN HEIGHTS 4TH ADDITION ALSO BEING THE NORTH RIGHT OF WAY LINE OF 19TH STREET SOUTHEAST A DISTANCE OF 163.10 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 4.43 ACRES, MORE OR LESS.

APPROVAL OF CITY PLANNING COMMISSION

THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MANDAN, ON THE ____ DAY OF _____, 2025, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF MANDAN AND REGULATIONS ADOPTED BY THE SAID PLANNING COMMISSION. IN WITNESS WHEREOF ARE SET THE HANDS AND SEALS OF THE CHAIRMAN AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF MANDAN.

BILL ROBINSON - CHAIRMAN

NANCY MOSER - SECRETARY

APPROVAL OF BOARD OF CITY COMMISSIONERS

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF MANDAN, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT, HAS ACCEPTED THE DEDICATION OF ALL STREETS SHOWN THEREON, HAS APPROVED THE GROUNDS AS SHOWN ON THE ANNEXED PLAT AS AN AMENDMENT TO THE MASTER PLAN OF THE CITY OF MANDAN, NORTH DAKOTA, AND DOES HEREBY VACATE ANY PREVIOUS PLATTING WITHIN THE BOUNDARY OF THE ANNEXED PLAT.
THE FOREGOING ACTION OF THE BOARD OF CITY COMMISSIONERS OF MANDAN, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE ____ DAY OF _____, 2025.

JIM NEUBAUER - CITY ADMINISTRATOR

JAMES FRÖLICH - MAYOR

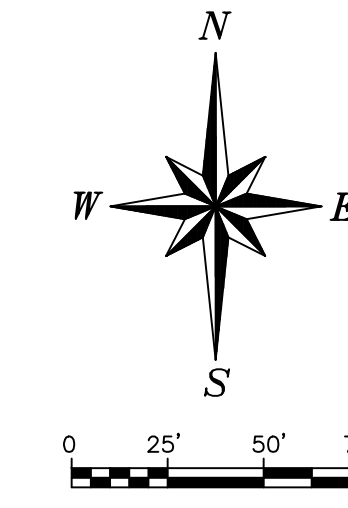
APPROVAL OF CITY ENGINEER

I, JAREK WIGNESS, CITY ENGINEER OF THE CITY OF MANDAN, NORTH DAKOTA, HEREBY APPROVE "EVERGREEN HEIGHTS FOURTH ADDITION", MANDAN, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

JAREK WIGNESS
CITY ENGINEER

SURVEYOR'S CERTIFICATE

I, LARRY J. SMITH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON JUNE 20, 2025, THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL MONUMENTS SHOWN HEREON ARE CORRECT, THAT ALL REQUIRED MONUMENTS HAVE BEEN SET, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.



SCALE: 1"=50'

OCTOBER 23, 2025

© MONUMENT IN PLACE

OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT VALAN RENNER AND MARY RENNER, BENJAMIN AND DANIELLE KAPPEL, ZACHARY AND ELIZABETH PUTZ, EDWARD AND REBECCA COLLINS, WADE AND AMY MESCHKE, THOMAS AND MARGARET STADICK BEING THE OWNERS AND PROPRIETORS OF THE PROPERTY SHOWN HEREON HAS CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS "EVERGREEN HEIGHTS FIFTH ADDITION", MANDAN, MORTON COUNTY, NORTH DAKOTA, AND DO SO DEDICATE EASEMENTS AS SHOWN HEREON INCLUDING ALL ACCESS, SANITARY SEWER, WATER AND OTHER PUBLIC UTILITY LINES WHETHER SHOWN HEREON OR NOT TO THE PUBLIC USE FOREVER.

THEY ALSO DEDICATE EASEMENTS TO THE CITY OF MANDAN TO RUN WITH THE LAND, FOR GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITIES OR SERVICES ON OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS UTILITY EASEMENTS.

THEY FURTHERMORE DEDICATE UNTO THE CITY OF MANDAN STORM WATER AND DRAINAGE EASEMENTS TO RUN WITH THE LAND FOR THE PURPOSE OF STORM SEWER AND SURFACE WATER DRAINAGE UNDER, OVER, THROUGH AND/OR ACROSS THOSE AREAS DESIGNATED HEREON AS STORM WATER AND DRAINAGE EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE AND REPAIR OF STORM WATER MANAGEMENT FACILITIES.

STATE OF NORTH DAKOTA)
COUNTY OF _____) SS
BENJAMIN KAPPEL
1712 14TH AVENUE SE
MANDAN, ND 58554
DANIELLE KAPPEL
1712 14TH AVENUE SE
MANDAN, ND 58554
OWNERS OF LOT 1 BLOCK 1

ON THIS ____ DAY OF _____, 2025, BEFORE ME PERSONALLY APPEARED BENJAMIN KAPPEL AND DANIELLE KAPPEL, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC

COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES _____

STATE OF NORTH DAKOTA)
COUNTY OF _____) SS
ZACHARY PUTZ
1716 14TH AVENUE SE
MANDAN, ND 58554
ELIZABETH PUTZ
1716 14TH AVENUE SE
MANDAN, ND 58554
OWNERS OF LOT 2 BLOCK 1

ON THIS ____ DAY OF _____, 2025, BEFORE ME PERSONALLY APPEARED ZACHARY PUTZ AND ELIZABETH PUTZ, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC

COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES _____

STATE OF NORTH DAKOTA)
COUNTY OF _____) SS
EDWARD COLLINS
1806 14TH AVENUE SE
MANDAN, ND 58554
REBECCA COLLINS
1806 14TH AVENUE SE
MANDAN, ND 58554
OWNERS OF LOT 3 BLOCK 1

ON THIS ____ DAY OF _____, 2025, BEFORE ME PERSONALLY APPEARED EDWARD COLLINS AND REBECCA COLLINS, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC

COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES _____

STATE OF NORTH DAKOTA)
COUNTY OF _____) SS
WADE MESCHKE
1810 14TH AVENUE SE
MANDAN, ND 58554
AMY MESCHKE
1810 14TH AVENUE SE
MANDAN, ND 58554
OWNERS OF LOT 4 BLOCK 1

ON THIS ____ DAY OF _____, 2025, BEFORE ME PERSONALLY APPEARED WADE MESCHKE AND AMY MESCHKE, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC

COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES _____

STATE OF NORTH DAKOTA)
COUNTY OF _____) SS
THOMAS STADICK
1814 14TH AVENUE SE
MANDAN, ND 58554
MARGARET STADICK
1814 14TH AVENUE SE
MANDAN, ND 58554
OWNERS OF LOT 5 BLOCK 1

ON THIS ____ DAY OF _____, 2025, BEFORE ME PERSONALLY APPEARED THOMAS STADICK AND MARGARET STADICK, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC

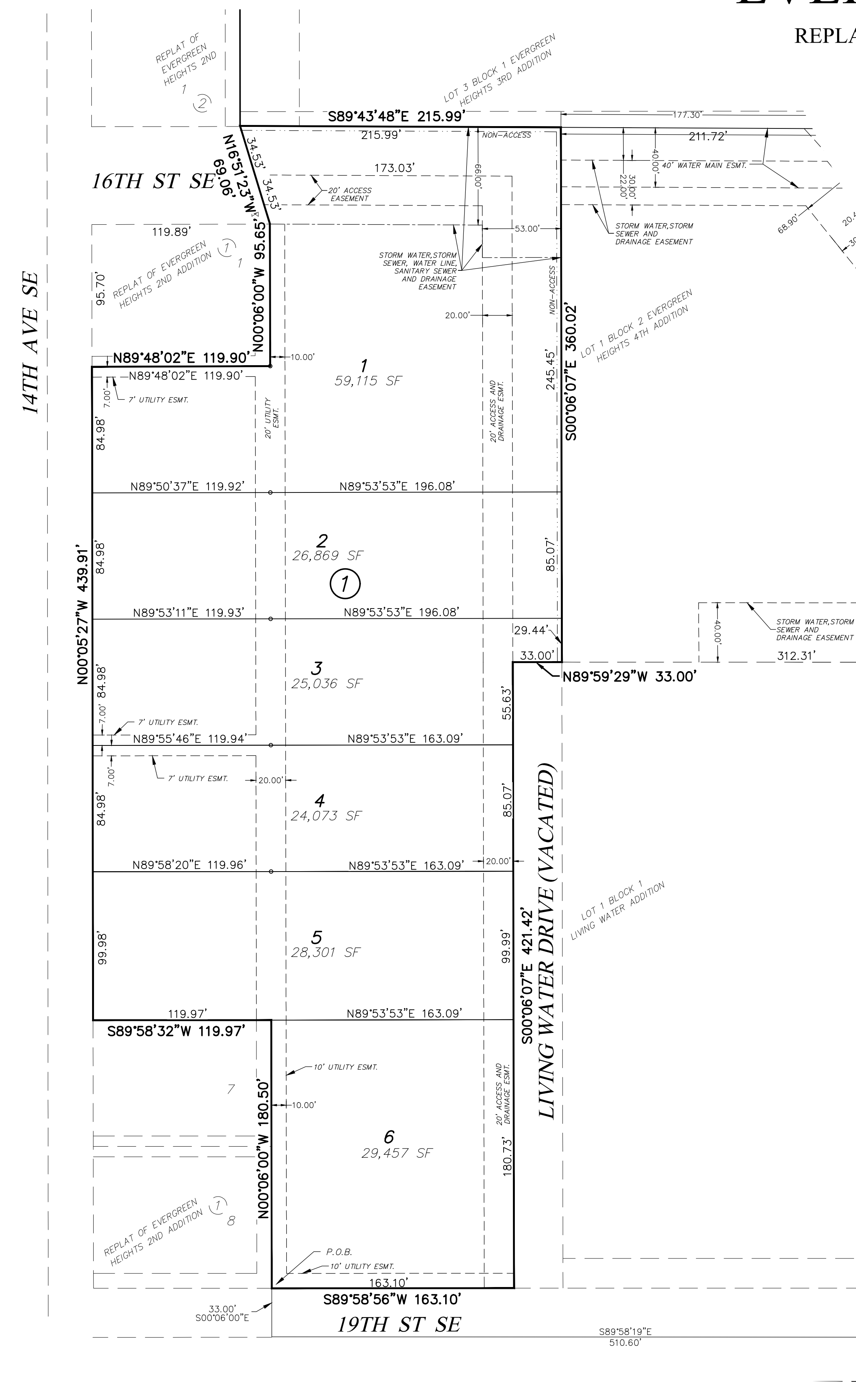
COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES _____

STATE OF NORTH DAKOTA)
COUNTY OF _____) SS
VALAN RENNER
4655 HIGHWAY 6
MANDAN, ND 58554
MARY RENNER
4655 HIGHWAY 6
MANDAN, ND 58554
OWNERS OF LOT 6 BLOCK 1

ON THIS ____ DAY OF _____, 2025, BEFORE ME PERSONALLY APPEARED VALAN RENNER AND MARY RENNER, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC

COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES _____



SES GEOMATICS

FESER ENGINEERING, PC

LARRY SMITH, PLS
2321 HARDING AVENUE
BISMARCK, ND 58501-2233

NOTES
BASIS OF BEARING:
NORTH DAKOTA STATE PLANE, SOUTH ZONE
COORDINATE DATUM:
NORTH DAKOTA STATE PLANE COORDINATE SYSTEM
NAD 83 SOUTH ZONE (3302)
ADJUSTMENT OF 2011
UNITS OF MEASURE ARE INTERNATIONAL FEET
BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENTS.

SES GEOMATICS
2321 HARDING AVENUE
BISMARCK, NORTH DAKOTA
58501

LARRY J. SMITH
PROFESSIONAL LAND SURVEYOR
N.D. REGISTRATION NO. 2363



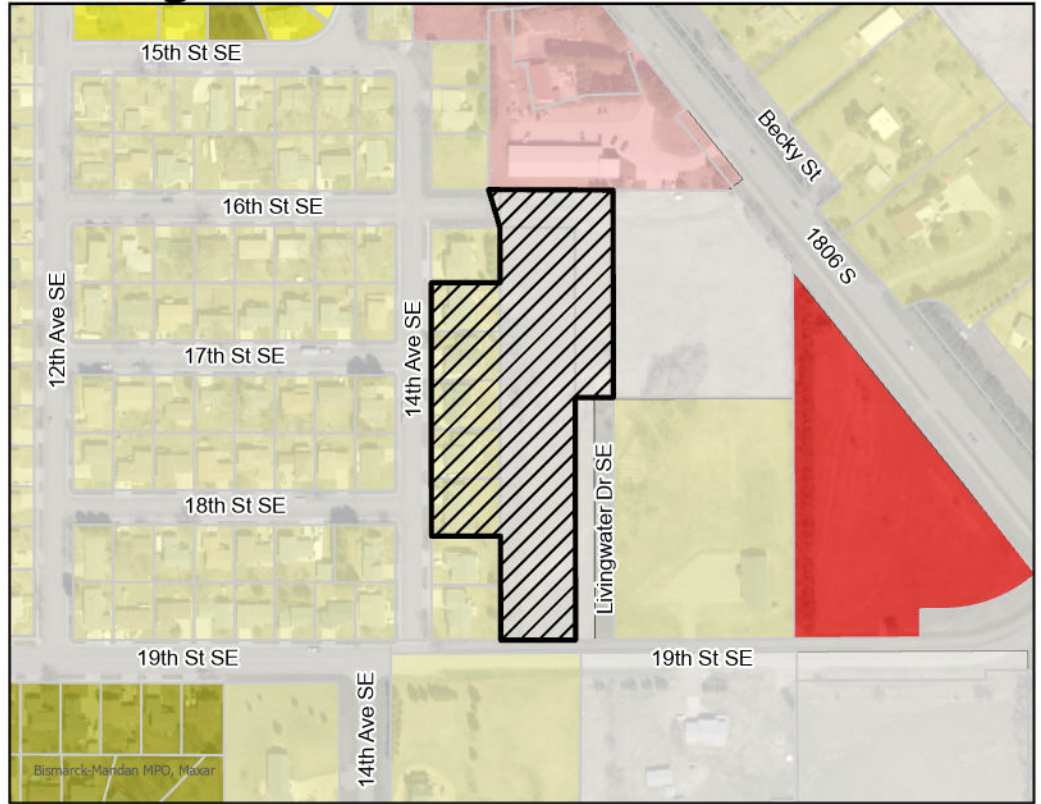
Zoning and Future Land Use Reference Map

Evergreen Heights 5th Addition

Zoning

Zoning Map Key

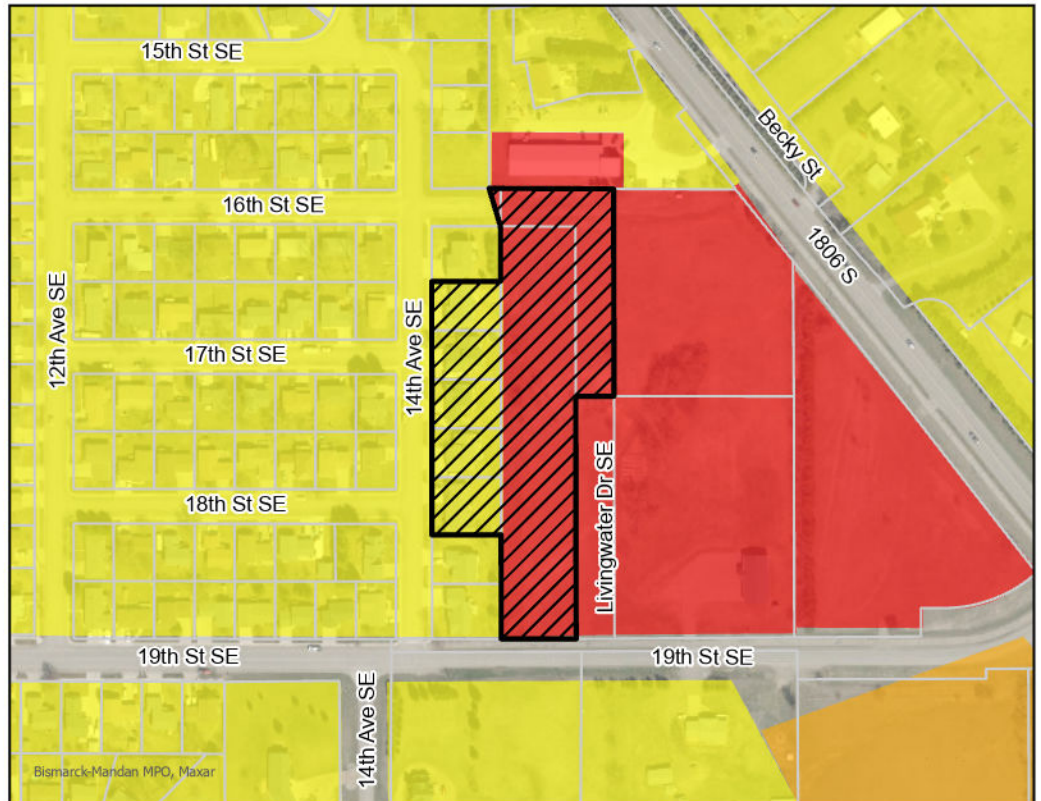
- | | |
|---|---|
| Agriculture - City of Mandan | MC - Heavy Commercial/Light Industrial Restricted |
| Agriculture - Morton County | MD - Heavy Commercial/Heavy Industrial Restricted |
| CA - Neighborhood Commercial | MHS - Trailer Park |
| CB - Business Commercial | PUD - Planned Unit Development |
| CC - Commercial/Light Industrial Transition | R3.2 - Residential Single & Two Family |
| DC - Downtown Core | R7 - Residential Single Family |
| DF - Downtown Fringe | RH - Residential Mobile Home Park |
| Industrial - Morton County | RM - Residential Multi-family Dwellings |
| LSMHS - Trailer Park Subdivision | RMH - Residential Mobile Home Subdivision |
| MA - Heavy Commercial/Light Industrial | Residential - County Residential Zoning |
| MB - Heavy Commercial/Heavy Industrial | ROW - Right-of-Way |
| Proposed Site | |



Future Land Use Plan

Future Land Use Plan Key

- | |
|----------------------------|
| Rural Residential |
| Low Density Residential |
| Medium Density Residential |
| High Density Residential |
| Commercial |
| Industrial |
| Public/Semi-Public |
| Public Land |
| Park |
| Greenways |
| Open Space |
| Open Water |
| Proposed Site |



N





Planning & Zoning Commission

Agenda Documentation

MEETING DATE: November 24, 2025
PREPARATION DATE: November 17, 2025
SUBMITTING DEPARTMENT: Planning
DEPARTMENT DIRECTOR: Jim Neubauer
PRESENTER: Rachel LaQua, Interim Planner
SUBJECT: Appointments to the board.

STATEMENT/PURPOSE:

Appointments to two open At Large commission terms.

BACKGROUND/ALTERNATIVES:

There are two At Large terms expiring on December 31, 2025. One expiring term is held by Chair Robinson and the other by Commissioner Gardner. They have both expressed interest in serving another term. We have received two other letters of interest from Joe Camisa and Jordan Schneider. All interest letters are attached. Interest was also received from Scott McClintock, who has withdrawn because he is not yet a resident of Mandan, but hopes to be soon.

The new terms will begin January 1, 2026 and end on December 31, 2030.

ATTACHMENTS:

1. Joe Camisa_Redacted
2. Jordan Schneider_Redacted
3. Will Gardner_Redacted
4. Bill Robinson_Redacted

FISCAL IMPACT:

N/A

STAFF IMPACT:

N/A

LEGAL REVIEW:

This item has reviewed as part of the agenda packet.

RECOMMENDATION:

SUGGESTED MOTION:

As a City Commissioner, I held a number of department portfolios, including engineering, planning, inspection, and property assessment, which allowed me to work collaboratively with staff and the public to review zoning ordinances, development proposals, and land-use policies.

Professionally, I currently serve as a program manager at Bismarck State College, where I lead workforce training and career development initiatives across the southwest region of North Dakota, skills that translate directly to strategic planning and community collaboration.

My combined background in government administration, higher education, and small business ownership in Mandan allows me to approach the role with a balanced understanding of economic growth, public interest, and sustainable community design.

I am happy to provide my full resume upon request. My past City roles are below:

Mandan City Commission, Commissioner & VP (last half of term), 2020 to 2024 City of Mandan Planning and Zoning Commission, 2018 to 2022 Mandan City Noxious Weed Control Board, Chair, 2016 to 2019 Mandan City Police Department, Code Enforcement, 2015 to 2017

Do Not Click Reply - This e-mail has been generated from a SmartForm.

Nancy R. Moser

From: [REDACTED]
Sent: Thursday, October 23, 2025 11:32 AM
To: Nancy R. Moser
Subject: Re: FW: Seeking Volunteers to Serve on City Boards

WARNING: EXTERNAL EMAIL DO NOT click links or open attachments unless you recognize the sender, and NEVER provide your username/password.
Nancy, if it is not too late I would be willing to serve another term. [REDACTED]

Will Gardner
[REDACTED]

On Tue, Sep 30, 2025, 9:16 AM Nancy R. Moser [REDACTED]

Hi Bill and Will,

Notice for appointments to boards on expiring terms have been published. Both of your terms are up at the end of the year. Please consider if you want to serve another term and submit a "letter" or note to me (email is ok) by the end of October.

There is one mistake in the Planning & Zoning Commission openings, whereas both terms are 5 years (2026-2030), and it was accidentally posted as one term being 4 years.



Nancy Moser | *Administrative Assistant*

City of Mandan Engineering & Planning

[REDACTED]

205 2nd Ave NW, Mandan, ND 58554

Nancy R. Moser

From: William Robinson <[REDACTED]>
Sent: [REDACTED]
To: [REDACTED]
Subject: Re: P&Z Term - Letter of Interest

WARNING: EXTERNAL EMAIL DO NOT click links or open attachments unless you recognize the sender, and NEVER provide your username/password.
Nancy,

I am interested in serving another term with Mandan P&Z. Thank you.

Bill Robinson

[REDACTED]

Hi Bill,

Can you email me a short message saying you would like to serve another term on P&Z, so I can include it in the agenda packet?



Nancy Moser | *Administrative Assistant*

City of Mandan Engineering & Planning

[REDACTED]

205 2nd Ave NW, Mandan, ND 58554

www.cityofmandan.com