



AGENDA
PLANNING & ZONING COMMISSION
FEBRUARY 23, 2026
COMMISSION ROOM
MANDAN CITY HALL
5:30 PM
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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. December 22, 2025 Minutes

C. PUBLIC HEARINGS

1. Consider a request for a special use permit for shop condos for Lot 1, Block 1, Seibel Subdivision.
2. Consider a request for a special use permit for multi-use shops for Lot 35, Block 1, Marina Bay Addition.
3. Consider a request for a preliminary plat to be named Eighteen Eighty Four Addition.

D. OTHER BUSINESS

E. ADJOURN

A. ROLL CALL Commissioners Present: Huber, Mudder, Mayor Froelich, McLean, Smith (via zoom), Hammond, Gardner, Renner and Chair Robinson. Also present Building Official Singer and Rachel LaQua, Interim Planner. Absent: Leingang, Horn, Intveld.

B. CONSIDER APPROVAL OF MINUTES

1. *November 24, 2025 Minutes. Commissioner McLean motioned to approve the November 24, 2025 minutes. Commissioner Mudder seconded the motion. Upon vote, the motion passed unanimously.*

C. PUBLIC HEARINGS

1. *Consider a variance for Lots 1 & 2, Block 1, North Prairie Second Subdivision.. Rachel Laqua, Interim Planner presented.*

STATEMENT/PURPOSE

Consider an accessory structure variance at 5405 Highland Road North Prairie Second Subdivision.

BACKGROUND/ALTERNATIVES

Myron Schmidt requests consideration of a variance to Section 105-1-3 (4) of the City Code of Ordinances related to incidental uses, Accessory Structures. The property is located at 5405 Highland Road N. The proposed structure would be larger than allowed based on code. The code regarding Accessory Structures in R-7 reads: "Size. For R3.2, R4, R7, RH and RMH districts, the total square footage of all accessory buildings may not exceed 10 percent of the lot area and the maximum size of any accessory building shall be no greater than 75 percent the size of the primary structure on the lot." The proposed structure is larger than 75% of the size of the primary structure, as it is proposed by 60'x120', a total of 7,200 sq ft. in addition, this accessory structure will add an additional structure to Lots 1 & 2 (it is unclear which lot the new building will sit on).

Adjacent Properties Zoning, Land Use and Future Land Use

The properties surrounding this property are zoned R7 - Residential, with Agriculture further to the east. The future land use plan identifies this area as low and medium density residential.

Additional Information and Public Outreach

The Application and fee of \$400 was received on November 21, 2025. Letters were sent to eight (8) adjacent property owners.

STAFF COMMENTS

The requested storage building size is beyond what is allowed by the code in R-7. However, the lot is a large rural lot with much distance between neighboring properties, including a large tree row to the south. The owner intends to use the additional building to store items that are now stored outside. The use would not be allowable on its own on a lot, so the owner will need to sell the Lots 1 & 2 together.

Findings of Fact

Variance

1. The hardship is caused by the provisions of the zoning ordinance. This hardship is caused because the code will not allow for an accessory building larger than the primary.

2. Strict application of the provisions of the zoning ordinance would deprive the property owner the reasonable use of the property (nearby property owners also have large storage barn structures).
3. The requested variance is the minimum variance that would accomplish the relief sought by the applicant. This building size is a standard size building.
4. The granting of the variance is in harmony with the general purposes and intent of the zoning ordinance. The surrounding area operates as a rural residential area, though there is no rural residential zoning.

Interim Planner LaQua stated staff recommended review of the request and Findings of Fact, consideration of the statement of hardship and potential identification of a hardship, and modifying or accepting staff's findings of fact as necessary to support the motion of the Board.

Chair Robinson inquired if there were any comments or questions.

Commissioner Huber inquired if the structure would go on Lot 1 or Lot 2? LaQua replied that she has not seen a lot plan and believes those lots are between the house and the existing accessory structure. The property operates as one (lot) and there is an accessory structure on the south, however, she does not think it is unreasonable for the proposed area. Commissioner Huber commented that she inquired because if it goes on Lot 2, there would be no residential structure, whereas the documentation said that the lots would need to sell together. What would determine and/or control that? LaQua replied that the typical process to do that would be to require the owner to combine the two lots into one lot. The variance itself and the fact that there is a variance on the property, which she does not believe it is legally required but it will give notice that they would need to address it. If this were in another area of the city, it may be more of a concern, but in this circumstance the lot is very large and like the rural residential properties in this area. Chair Robinson inquired if when referencing that the lot is large, it is referring to combined acreage of both Lots 1 and 2 for a total of 6.78? LaQua replied that is correct. Commissioner Renner inquired about the two lots and how they tie together? Will they have to be tied together before the variance? LaQua replied that would be optimal if that were possible noting that these are two pretty-combined lots. She suggested that a part of the motion would be to require they come back with a minor plot to combine the two lots and that would be a way to handle that issue. Commissioner Huber inquired if it would be possible to combine two lots that have a major road separating them? The maps depict that Highland Road cuts between the two lots. LaQua replied, no, the area on the map on the overhead depicts both Lots 1 and 2. Lot 1 is on the south at 1.95 acres and Lot 2 on the north is 3.90 acres. Commissioner Gardner inquired of the difference of what would be allowed versus what is being requested? LaQua stated she was not provided that information from the applicant. This is based on measurements that the city could obtain from the aerial, the proposed building would be larger, being proposed to be 7,200 sq. ft. Building Official Singer commented that there is a provision in the ordinance currently that outlines accessory buildings and the number of accessory buildings and there are already two located on the property. Depending on the size, the applicant is allowed more or less of that, however, it is still based on the square footage of the main structure. The applicant's variance request is for adding because his house is not bigger (75%).

Chair Robinson inquired if there were any 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 variance for Lots 1 & 2, Block 1, North Prairie Second Subdivision.

Chair Robinson inquired if there were any comments or questions.

Chair Robinson provided a second and final invitation to come forward to speak for or against the request.

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

Chair Robinson inquired if there were any comments or questions.

Commissioner Gardner commented that the road behind the residence to the west is a private road. At one time there was a need for future development along Wild Rye Circle Northwest. He inquired if that concern is anything that needs consideration at this time before approving this variance request? Building Official Singer pulled up the site on the overhead, stating that he understands this to be a past variance request from a landowner to the west. This road section was addressed previously in that landowner's plat, in particular, a right of way was of concern and that was taken care of at that time. Commissioner Huber stated she is satisfied with the explanation provided as to what transpired with the lots involved and the neighboring properties.

Commissioner Huber moved to recommend approval for a variance to Section 105-1-3 (4) of the City Code of Ordinances for Lots 1 & 2, Block 1, North Prairie Second Subdivision related to incidental users, accessory buildings, due to the following hardship that is caused by the provisions zoning ordinance.

Building Official Singer commented that it is not necessary to modify the staff's findings of fact that are in favor of the variance. Commissioner Huber amended the motion to remove the ordinance portion stating that there is no residential rural zoning ordinance, thus only the hardship part of the motion would pertain, as cited.

Commissioner McLean seconded the motion. Commissioner McLean seconded the amended motion.

Building Official Singer inquired of Interim Planner LaQua if she agreed with the amended motion as presented. LaQua replied that she agreed.

Chair Robinson provided a summarization: Commissioner Huber motioned, seconded by Commissioner McLean, to recommend approval of a variance to Section 105-1-3 (4) of the City Code of Ordinances related to incidental uses of accessory structures for Lots 1 & 2, Block 1, North Prairie Second Subdivision due to the following hardship provision that is caused by city zoning ordinances that does not allow or restrict this type of building and to modify the findings of fact.

Commissioner Gardner inquired about the letters that were sent to adjacent landowners and if there were any responses from any of the neighbors that would have any concerns? Building Official Singer replied that no, there were not any responses received.

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

2. *Consider an amendment to a Special Use Permit by amending the proposed site plan for Lot 1, Block 1, Bridgeview Bay Addition.* Building Official Jordan Singer presented.

STATEMENT/PURPOSE

Monte Gawryluk requested consideration of an amendment to a Special Use Permit, to amend the site plan for Lot 1, Block 1, Bridgeview Bay Addition. The property is located at 2600 Marina Road SE. The amendment seeks to update the approved site, building and landscape plan originally approved via Special Use Permit on September 17, 2024.

BACKGROUND/ALTERNATIVES

Property History

The property, located at 2600 Marina Road SE, is currently zoned CB - Business Commercial. The existing special use permit was approved at the September 17, 2024 City Commission meeting. The initial application, submitted in December 2023, was recommended for approval, contingent upon resolving site plan issues at the May 2024 Planning & Zoning Commission meeting. The applicant requested a variance at the August 26, 2024, meeting of the Planning and Zoning Commission. In August, the Commission delayed a decision on the zoning variance, which sought a reduced-width screening buffer between the property and a neighboring residential lot, as required by the city's gateway/buffer ordinance. By September 2024, new proposed changes to the site plan indicated that a variance was no longer needed because the buffering issue was resolved. The special use permit was approved by the City Commission on September 17, 2024. That permit allowed for the construction of multi-use shops, specifically for three (3) structures with eighteen (18) multiuse shop condos on the property:

1. One structure (north side) with seven (7) units;
2. One structure (east side) with six (6) units;
3. One structure (south side) with five (5) units.

Building Official Singer stated that before the Commission tonight is a request for a change of the Special Use Permit. The landscape buffer to the south shows 2 rows of conifers in 30 feet of open space as well as a proposed fence. While the applicant is not reducing the total number of units, nor the number of units per structure, they are proposing to change the number of units each structure contains. In particular, the east structure moves from 6 units to 7 units, increasing the building size, while the north and south units end up with 5 units and 6 units. The required buffer area to the south remains at 30 feet. The change in development pattern requires this update to the Special Use Permit. The documentation supporting this request is provided in the agenda packet.

AMENDED SPECIAL USE PERMIT REQUEST

The applicant provided answers to the required questions below with their special use permit application. (Included in the agenda packet).

1. Will the proposed use be designed, constructed, operated, and maintained to be compatible in appearance with the existing or intended character of the neighborhood?
2. Will the proposed use involves activities, processes, materials, equipment, or conditions of operation that will be incompatible with the neighborhood due to the production of traffic, noise, smoke, fumes, glare, or odors?
3. Will the hours of operation of the proposed use be different than the adjacent uses?
4. Will the proposed use requires exterior lighting of a type and intensity greater than the adjacent uses?
5. Will the site of the proposed use have sufficient area to provide the parking required for the use?
6. Will the proposed use requires adjustments to the normal lot size, height, and setback requirements of the district?

STAFF REVIEW

Staff noted concerns regarding that the applicant is in the process of meeting other requirements in the original special use permit.

Adjacent Properties Zoning, Land Use and Future Land Use

- Current and proposed zoning is CB - Commercial and the property is within the Gateway Overlay district.
- Adjacent properties to the north are zoned RM – Residential and CB – Commercial and consist of a marina and restaurant. To the west the property is a CB – Commercial zoned marine sales dealership and to the southwest an RM – Residential zoned multifamily residential development. To the south, there are single-family homes zoned R7 – Residential. The property is immediately on the west bank of the Missouri River.
- The City’s Future Land Use Plan recommended commercial development on this property. The proposed land uses have been declared to be commercial and personal recreation/storage.

Additional Information and Public Outreach

- The Application and fee of \$450 was received on August 22, 2025.
- Letters were sent to six (6) adjacent property owners.
- Staff has received phone calls with concerns regarding the request. An email was sent to the Planning and Zoning Commissioners regarding concerns about this request.

Findings of Fact

Special Use Permit

- Will the proposed use be designed, constructed, operated, and maintained so as to be compatible in appearance with the existing or intended character of the neighborhood? *Yes.*
- Will the proposed use involve activities, processes, materials, equipment, or conditions of operation that will be incompatible with the neighborhood due to the production of traffic, noise,

smoke, fumes, glare, or odors? *No.*

- Uses are limited to CB. *Commercial district per the original special use permit, with noise-producing business-related activities limited to between 6:00am and 10:00pm.*
- Will the hours of operation of the proposed use be different than the adjacent uses? *Details found in condominium declaration on specific hours of operation.*
- Will the proposed use require exterior lighting of a type and intensity greater than the adjacent uses? *No.*
- Will the site of the proposed use have sufficient area to provide the parking required for the use? *Yes.*
- Will the proposed use require adjustments to the normal lot size, height, and setback requirements of the district? *No.*

Building Official Singer stated that city staff recommended approval of the amendment to the special use permit by amending the proposed site plan to the proposed site plan, for 2600 Marina Road SE.

Chair Robinson inquired if there were any comments or questions.

Commissioner McLean inquired if the initial Special Use Permit did not label the buildings in a way such as Building 1, Building 2, etc. Singer confirmed that is correct and it was approved the City Commission. Commissioner Mudder inquired if there is a 30 foot buffer? Singer replied that is correct.

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 an amendment to a Special Use Permit by amending the proposed site plan for Lot 1, Block 1, Bridgeview Bay Addition.

Ramona Furlong, 2700 Marina Road Southeast, came forward and stated that she and her husband, Tim, are property owners to the south of this development and they are opposed to this request stating that it has been denied many times in the past. Their concern is why this matter is once again being discussed. The Special Use Permit that was approved in 2024 very specifically said how many units were attributed to which structures. The Special Unit permit write up does not say that, however, the video specifies that the Riverside Unit, building 3, would have five (5) units. The building on the south would have six (6) units and the building on the north would have seven (7) units. She said they have discussed this matter with the Gawryluk's how this would protect their property in a way that would allow them to move forward with shop condos. When the Special Use Permit was approved, they were okay with it because Unit Seven was not on there as that would have allowed them to protect their privacy. Now with Unit Seven back in the plan, there are currently nine 5'x5' picture windows on that structure. She said she can see in those windows from her bedroom, kitchen and living room and likewise, those tenants would be able to see into her home. Those windows were not in the plan that was approved in September 2024. Previous discussion at this meeting, Commissioners suggested that the property owners work out the differences. She said that was done; however, this discussion is back here for yet another discussion. The Special Use Permit is very specific about the buffer zone and about the number of units per structure. In December of 2024, Building Official Singer made a site visit and informed the contractors on the job that

the work being done was not the project approved by the Commission and directed them to remove the footings that were put in place. By March 2025, the (wrong sized) footings were still in place. She requested that the provisions of the approved Special Use Permit be enforced. In December 2025, Building Official Singer said he had instructed the contractors to stop working on Unit 7. That did not happen. They have proceeded with constructing the Building Unit 7 structure. It is her opinion that that unit has completely eviscerated her privacy. She believes that the Special Use Permit that was approved in September 2024 should stand.

Ashley Champ, (appearing via Zoom) stated that she is the attorney representing the developers in this matter. What the Commission has received today is a recommendation from city staff. This plat complies with city code and that is what her goal today is to determine. She said that at one point, there was a 3-point buffer, and the Furlong's demanded six (6). There has been no change in the number of units in the document that was provided, rather just simply the order of them, with a six-point buffer. She informed the Commission that the Furlong's home is 100 ft. away. Other than Ms. Furlong speaking to a respect for her privacy, there have not been any citation(s) to city code that this plat is in violation. There were comments made about prior agreements however no written agreement has been presented. A gentleman's agreement was struck in an attempt to eliminate opposition to this development. But when the Furlong's presented opposition to this development, there was no longer a need for removal of those windows. That was a design choice and the Furlongs were going to occupy that unit; at the time they ceased their desire to occupy that unit, the developer's were no longer in a position to make an undesirable unit an effective cost generating unit, for the benefit of the Furlong's because a six-point buffer in a 100 ft. setback is not enough for them. Attorney Champ stated that the developers are requesting the Planning and Zoning Commission approve the request(s) presented by city staff.

Ramona Furlong approached the podium and stated that the ordinance for the buffer assigned the Gawryluk's a Number 7, is a point system, and as a residential property, which is a 7 minus 1 is a 6 buffer, which is what Furlong's requested. The three buffer points that Champ was referring to was never on the table. She stated they asked for the 6 buffer points because that is what was required by the gateway. Regarding the gentleman's agreement, the Furlong's had discussions with the Gawryluk's in good faith. Furlong inquired how many buffer points are they recommended to have? Currently they have 6 buffer points because that is what was approved under the Special Use Permit.

Ashley Champ commented that she believes 6 buffer points are what is required and that is what will be abided by.

Tim Furlong, 2700 Marina Road Southeast, came forward and stated that he believes this discussion brings up a good point to avoid any further confusion as to what-is-what. He wanted to discuss what the 6 buffer points will be made up of so that nothing in the future will be changed. He requested the Commission be part of the discussion.

Commissioner Smith stated that the Commission has already ruled on the buffer and that is not an issue for discussion today. They properly established a 30-foot setback and the 6 buffer points. The buffer point analysis was also presented the city attorney. He believes the buffer point is in compliance. The application today does not seek to change the 30-foot setback and the buffer zone requirement as set forth in the Special Use Permit.

Commissioner Huber commented there is a note in the agenda packet under Staff Review where it states that staff noted applicant continuing to meet other requirements in the original Special Use permit. She requested staff to elaborate on this statement. Building Official Singer replied that pertains to making sure the CCNR's or covenants or restrictions, when this packet was being finalized, that would be completed. He explained that on a site such as this, he is requiring that to assure that the landscaping is completed before the project is done. There are things within the ordinance that can assist with that if it is not completed.

Commissioner Renner inquired if the proposed buffer zone and the way it is now with the 30-foot setback with trees and bushes, etc., that are on the plan as of now, is that what was originally agreed upon for the Special Use Permit back when it was voted on by the city in 2024? Is that the same as was already agreed upon? If the buffer zone was agreed upon between the two parties, and there was a discrepancy in the buffer zone, if we are back to the buffer zone to the way it was that the parties originally agreed upon, it is not clear what the argument is at this time. Building Official Singer presented on the screen the original plan that was presented by then City Planner Stromme. Staff had a problem with this but this plan was approved and is what went forward. When it went to the City Commission, it had the buffer in it – minus the last unit. Singer confirmed that the buffer part is the same. The 30-foot setback was approved by the City Commission. Chair Robinson stated that he recalled that at the last meeting there was discussion alluding to modifying the buffer, however, the Planning and Zoning Commission denied that request.

Ramona Furlong inquired that if the current stance is that there will be a 30-foot separation, four rows of trees and a fence? She stated that this project consists of offices and oversized garages, shop condos. The 7 units that were on the north should stay. They want to move it closer to her property. They can have an office and overside garage on the bayside. This is the agreement that we reached.

Ashley Champ commented that the Furlong's built their home next to a commercially zoned property. She disputes there was any actual agreement because there is nothing in writing. The parties tried to work it out, however, they are not bound by any ordinance. There have been no points raised today that the Special Use Permit plat violates city code at this time.

Tim Furlong came forward and referred to the overlay zone portion of the properties. The overlay zone requires certain points in the buffer. Part of it is the separation of the properties. The other part is made up of a point system consisting of trees, a fence, etc. He inquired if in the overlay zone, if there is a requirement for a buffer according to the zoning requirements, how will the points of the buffer zone be met? That needs to be determined as part of the approval of the project.

Commissioner Smith clarified Mr. Furlong's questions stating that the 6 points that were calculated included 4 points for the trees and 1 point for the 30-foot setback to be in excess of 25 feet.

Commissioner McLean commented that today's task is not to go over the points, rather the Commission is to determine the amendment for what building is to go where. This has nothing to do with the buffer zone or the points. Chair Robinson said that they inquired about the 6 points at their prior presentation and this Commission denied it mainly to adhere to the 6 points that seemed to be unclear to the parties. Those are not being addressed today.

Commissioner Huber referred to Page 32 of the agenda packet documentation. The plan that was shown overhead shows the landscaping for 4 rows of trees and a fence; however, it is not clear if the drawing depicts the 30-foot setback. Building Official Singer confirmed where on the map it shows the 30-foot setback is in place and the 30-foot setback is beyond the 30-foot by a few inches. Commissioner Huber commented that with that clarification, that the Commission can address the configuration of the building units.

Chair Robinson stated that based on Building Official Singer's presentation the only item the Commission needs to address is to identify the building number and location.

Commissioner Huber pointed out a possible discrepancy on Pages 20 and 21, wherein it is suggesting that the previous 2024 agreement allowed for seven (7) units on the north, six (6) on the east, and five (5) on the south. That is now being proposed to being changed to five (5) on the north, seven (7) on the east, and six (6) on the south, however, when looking at the plan on Page 32, those are not the same numbers because it says six (6) on the east, five (5) on the south, and seven (7) on the north.

Commissioner Smith stated that the applicant's should clarify the discrepancies. He stated his understanding of what the applicant's are applying for are listed on Page 32 of the packet.

Ashley Champ requested Wade Vogel provide comments and clarification of the discrepancies as pointed out.

Wade Vogel stated that the Special Use Permit that was voted on previously and approved stated the Special Use Permit is for three (3) structures: The first structure for seven (7) units; a second structure for five (5) units; a third structure for six (6) units. They did not specify which building was which. The plan is for seven (7) units on the north side; five (5) units on the south side; and six (6) units on the east side (as outlined on Page 32). The plat has been re-done by Toman Engineering, re-platted and they are outside the 30-point buffer.

Commissioner McLean inquired if there will be six (6) units on the river side they will be finishing? Vogel replied that is correct, the structure with six (6) units.

Jordan Singer, Building Official pulled up the original Special Use Permit depicting the three (3) structures; one structure with seven (7); one structure with five (5); one structure with six (6).

Chair Robinson stated that the intent of today's recommendation is to bring clarity to where those buildings sit, or are situated on the lot itself? Singer replied that is correct.

Commissioner Huber stated she is comfortable with the clarity provided. She inquired if the Commission is to review the condominium documents? Singer replied yes, they are part of the packet. Commissioner Huber referenced Page 41 of the packet at Item #11, uses of units, she does not see anything that holds the buyers or tenants to anything tighter than Central Business District zoning. She recalled prior discussion about matters such as limitations on operating hours, no overnight stays, etc. If there is nothing in the condo documents or covenants that holds it to any higher standard, that could allow for some intensive uses.

Commissioner Gardner inquired if the Commission's purpose is to approve these, the Condo Association could change those without the Commission's visibility on it. He is not clear if this Commission has a role in approving condo covenants. Commissioner Huber brought this up because the Commission was given some assurances that there would be an agreement to prevent those issues in order to avoid future conflict.

Wade Vogel stated that in the Special Use Permit, addresses things like external illumination such as noise producing business related activities limited to between 6 am and 10 pm. He believes the Special Use Permit addresses those matters so they are not spelled out specifically in the document.

Commissioner Huber suggested that language be reiterated in the condo documents so it is clear to anyone purchasing or renting one of these units of the expectations under the Special Use Permit. Chair Robinson suggested attaching the Special Use Permit to the condo documentation to avoid future conflict.

Commissioner Gardner inquired if the Special Use Permit is recorded somewhere other than meeting minutes so it can be enforced? Singer replied that the Special Use Permit is part of these documents and will accompany this whole project.

Commissioner McLean stated he has never seen a Special Use Permit attached to any (condo) documentation.

Chair Robinson stated that if there are restrictions in the Special Use Permit, shouldn't the buyer be aware of those restrictions?

Commissioner Gardner stated it would be his preference that the Special Use Permit be made part of the (condo) covenants in this matter for clarity purposes.

Commissioner McLean agreed in this instance; however, it is not a common practice to include Special Use Permit in condo documentation.

Ashley Champ stated that her clients are willing to include whatever is desired having to do with restricting noise producing businesses and noise lighting issues, into the covenants before they are recorded.

Chair Robinson inquired if there were any final 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

Chair Robinson inquired if there were any comments or questions.

Commissioner McLean moved to recommend approval an amendment to a Special Use Permit by

amending the proposed site plan to the presented site plan 2600 Marina Road Southeast and include to amend the draft Condominium documents to include the Special Use Permit for Lot 1, Block 1, Bridgeview Bay Addition.

Commissioner McLean recommended that a change be made on Pages 20 and 21 related to the discussion held on the discrepancy of the units.

Building Official Singer recommended adding clarity that the Special Use Permit to the (condo) covenants should be added to the motion. He inquired if the units that are listed on Page 20 are correct?

Commissioner McLean stated it is the paragraph that starts with the applicant says it is seven (7) units, moving from six (6) units to seven (7) units. That is not correct. Singer stated that will be amended to include that it goes into the condo documentation.

Commissioner Smith clarified that what the Commission is approving is the site plan as outlined on Page 32 of the packet.

Commissioner Gardner seconded the motion.

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

D. OTHER BUSINESS

1. *Appointments of 2026 Chair, Vice Chair, and Secretary..* Building Official Singer presented.

Commissioner McLean nominated and motioned to recommend Bill Robinson be appointed to serve as the Chair of the Planning and Zoning Commission. Commissioner Mudder seconded the motion. Chair Robinson asked for any other nominations. Hearing none, nominations ceased. Chair Robinson called for a roll call vote: Huber: Yes; Mudder: Yes; Mayor Froelich: Yes; McLean: Yes; Smith: Yes; Hammond: Yes; Gardner: Yes, Renner: Yes, Chair Robinson: Abstained. The motion passed.

Commissioner Huber nominated and motioned to recommend Jamie McLean be appointed to serve as the Vice Chair of the Planning and Zoning Commission. Commissioner Mudder seconded the motion. Chair Robinson asked for any other nominations. Hearing none, nominations ceased. Chair Robinson called for a roll call vote: Huber: Yes; Mudder: Yes; Mayor Froelich: Yes; McLean: Yes; Smith: Yes; Hammond: Yes; Gardner: Yes, Renner: Yes, Chair Robinson: Yes. The motion passed.

Commissioner Mudder nominated and motioned to recommend Nancy Moser be appointed to serve as the Secretary of the Planning and Zoning Commission. Commissioner Gardner seconded the motion. Chair Robinson asked for any other nominations. Hearing none, nominations ceased. Chair Robinson called for a roll call vote: Huber: Yes; Mudder: Yes; Mayor Froelich: Yes; McLean: Yes; Smith: Yes; Hammond: Yes; Gardner: Yes, Renner: Yes, Chair Robinson: Yes. The motion passed.

2. *Schedule meeting dates for 2026.*

Suggested:

January 26

February 23
March 23
April 27
May 27 (Wednesday) (Monday 25th Memorial Day)
June 22
July 27
August 24
September 28
October 26
November 23
December 28

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The recommended meeting dates for 2026 are the fourth (4th) Monday of the month. The only conflict would be Monday, May 25, which is the Memorial Day holiday. The recommendation would be to move that meeting to the following Wednesday, May 27th. Chair Robinson stated that is acceptable, however, if any meeting date needs to be changed, the Commission will follow the official notification protocol for meeting notices.

A motion was made by Commissioner McLean and seconded by Commissioner Mudder to schedule the Planning and Zoning Commission 2026 regular meeting dates as presented. Upon vote, the motion passed unanimously.

Building Official Singer reported that he is working with Interim City Planner LaQua and city staff to complete the zoning code updates as referenced to previously. The goal is to have the updates ready for the Commission to review sometime in the spring of 2026.

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

The meeting adjourned at 6:36 p.m.



Planning & Zoning Commission

Agenda Documentation

MEETING DATE: February 23, 2026
PREPARATION DATE: February 10, 2026
SUBMITTING DEPARTMENT: Planning
DEPARTMENT DIRECTOR: Jim Neubauer
PRESENTER: Rachel LaQua, Interim Planner
SUBJECT: Consider a request for a special use permit for shop condos for Lot 1, Block 1, Seibel Subdivision

STATEMENT/PURPOSE:

To consider a request for a special use permit to allow shop condos for Lot 1, Block 1, Seibel Subdivision

BACKGROUND/ALTERNATIVES:

Jason Seibel, Dakota Mini Storage, request consideration of a Special Use Permit for shop condos at Lot 1, Block 1, Seibels Subdivision (902 Missouri Dr NE).

Project Overview

This proposed special use permit is for the use of multi-use shops (aka “shop-condos”) at the property described as Lot 1, Block 1, Seibel Subdivision, T139N R81W, City of Mandan. The property address is 902 Missouri Dr NE.

Property Information + History

The property is zoned CC - Commercial/Light Industrial and is within the Gateway Overlay District.

The property is currently vacant.

Total Area: 2.34 acres.

Access to the property is via Missouri Dr (labeled as Division Street on the exhibit).

The application plans for 7 shop condos of 800 square feet each and one shop condo of 4,000 square feet. The remainder of the property would be used for 46 traditional storage units. There are 9 parking spaces provided for the shop condos.

The application states:

- that the proposed units would be constructed in line with requirements of the Gateway Overlay District;
- that the shop condos are intended for personal use;
- would not require additional lighting, and;
- would provide sufficient off-street parking spaces.

The Gateway Overlay District requires landscape buffers (Sec. 105-4-6.) The exhibit submitted with the application includes landscape buffering along the south and west sides of the property, consisting of a mix of evergreen and deciduous trees.

The buffer yard requires **five** *buffer points* per the screening requirements in the Gateway Overlay District. Based on the exhibit provided by the applicant, staff is unable to clearly determine if the proposed landscaping would fulfill buffer yard point totals. Any final buffer yard and planting plan will require the approval of the Mandan Architectural Review Commission.

Multi-use shops are regulated by Sec. 150-1-5 in city ordinances. These standards include, but are not limited to the following:

- Each individual unit within the structure shall have an open space/yard or public way on no more than three sides.
- Uses, whether commercial or accessory to residential, shall be declared at the time of the conditional use permit issuance. No change in use may be conducted unless reevaluated through the special use permitting process and the structure meets all building code requirements for the desired change of use.
- Minimum off-street parking requirements shall be planned and provided for based on the declared uses. Any inadequate provision of parking within the development for a combination of uses may result in the revocation of the special use permit.

The application states that the multi-use shops will be for “personal use” but does not specify whether those uses are commercial or accessory to residential in nature.

The large structure on the northwest portion of the exhibit consists of a single unit and therefore has open space/yard or public way on four sides. Three sides is the maximum amount allowed by ordinance. This standard essentially requires that multi-use shops must have a shared wall with a neighboring unit.

Outreach to the State Historical Society of North Dakota indicated the presence of recorded human burials in the vicinity of the property. It should be noted that state burial laws (NDCC 23-06-27 and NDAC 40-02-03) should be followed in the event of inadvertent discovery of human remains.

Adjacent Zoning, Land Use, and Future Land Use

Vacant property to the west across Mandan Ave is zoned R7. Property to the south is zoned CC and is developed as storage units. Property to the east and north is ROW for I-94.

The future land use plan designates this area as Commercial.

Staff Review

Staff items note that the following are needed:

- a detailed landscape plan to determine proper buffer and other landscaping requirements are being met
- a declaration of intended uses (commercial or accessory to residential)
- a division of the large northwest structure into at least two units
- a condominium agreement

Staff recommendation is that if approved by the Planning and Zoning Commission, the applicant provides a detailed building and landscaping plan, declares uses for the multi-use shops, and provides an updated plat with the large single unit multi-use shop divided into at least two units, and a condominium agreement prior to City Commission review of the application.

Additional Information and Public Outreach

- The application was received on January 15, 2026.
- This item was published in the Mandan News as required. Four letters were sent to adjacent property owners on February 5, 2026. As of the time this staff report was written, the Planning Department received no comments or questions regarding the proposal.

Conditions of Approval

Staff recommendation is that if approved by the Planning and Zoning Commission, the applicant provides a detailed building and landscaping plan, declares uses for the multi-use shops, and provides an updated plat with the large single unit multi-use shop

divided into at least two units prior to City Commission review of the application.

Findings of Fact

Special Use Permit

Will the proposed use be designed, constructed, operated, and maintained so as to be compatible in appearance with the existing or intended character of the neighborhood?

Staff have concerns regarding whether the landscaping plan fulfills the buffer requirements in the Gateway overlay district.

Will the proposed use involve activities, processes, materials, equipment, or conditions of operation that will be incompatible with the neighborhood due to the production of traffic, noise, smoke, fumes, glare, or odors?

Staff have concerns regarding the use of the multi-use shops, which has not been formally declared.

Will the hours of operation of the proposed use be different than the adjacent uses?
Will the proposed use require exterior lighting of a type and intensity greater than the adjacent uses?

No. Surrounding uses are identical or vacant.

Will the proposed use require exterior lighting of a type and intensity greater than the adjacent uses?

No.

Will the site of the proposed use have sufficient area to provide the parking required for the use?

Yes.

Will the proposed use require adjustments to the normal lot size, height, and setback requirements of the district?

No.

ATTACHMENTS:

1. Application_Redacted
2. Additional Submittals
3. Location Map
4. Exhibit updated Feb. 9, 2026

FISCAL IMPACT:

N/A

STAFF IMPACT:

A considerable amount of staff time has gone into reviewing the request and preparing a recommendation.

LEGAL REVIEW:

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

RECOMMENDATION:

Planning staff recommends approval of the special use permit for shop condos for Lot 1, Block 1, Seibel Subdivision, with the requirement the applicant provides a detailed building and landscaping plan, declares uses for the multi-use shops, and provides an updated plat with the large single unit multi-use shop divided into at least two units, and condominium agreement prior to City Commission review of the application.

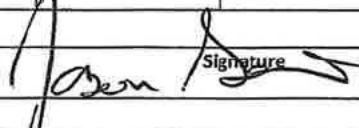
SUGGESTED MOTION:

I move to recommend approval of the special use permit for shop condos for Lot 1, Block 1, Seibel Subdivision, with the requirement the applicant provides a detailed building and landscaping plan, declares uses for the multi-use shops, and provides an updated plat with the large single unit multi-use shop divided into at least two units, and condominium agreement prior to City Commission review of the application.

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

Engineer/Surveyor			Property Owner or Applicant		
Name Swenson Hagen & Co			Name Jason Seibel/Dakota Mini Storage		
Address [REDACTED]			Address [REDACTED]		
City Bismarck	State ND	Zip 58504	City Mandan	State ND	Zip 58554
[REDACTED] email			[REDACTED] email		
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	
☒ City	ETA	☐ New	☐ Addition	CC		Seibel Shops	
Property Address					Legal Description		
902 Missouri Dr NE					Lot 1 Block 1		
Current Use					Seibel Subdivision		
Vacant							
Proposed Use							
Storage Units/Shop Condos					Section 26	Township 139	Range 81
Parcel Size 2.34	Building Footprint varies	Stories 1	Building SF varies	Required Parking tbd	Provided Parking		

Print Name Jason Seibel	Signature 	Date 1/14/26
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Office Use Only			
Date Received:	Initials: ym	Fees Paid: \$ 450	Date 1-15-2026
Notice in paper		Mailed to neighbors	P&Z meeting
☐ Approved	Approved with conditions:		
☐ Denied			

Additional Submittals

Conditional-Special Use Permit

A special or conditional use permit application shall include the following additional submittals:

1. An answer with explanation for each of the following questions (please answer the below questions as completely as possible. Incomplete applications will not be accepted and may cause a delay in the application process):

- a. Will the proposed use be designed, constructed, operated, and maintained so as to be compatible in appearance with the existing or intended character of the neighborhood?

The proposed shops will follow the city of Mandan's requirements for the Gateway Overlay District. The properties to the north, west, & east are vacant. The property to the south is developed as a storage unit facility.

- b. Will the proposed use involve activities, processes, materials, equipment, or conditions of operation that will be incompatible with the neighborhood due to the production of traffic, noise, smoke, fumes, glare, or odors?

The majority of the project will be storage units, with a small number of shops for personal use. We do not anticipate any incompatible uses with the neighborhood.

- c. Will the hours of operation of the proposed use be different than the adjacent uses?

No. The surrounding uses are either identical or vacant.

- d. Will the proposed use require exterior lighting of a type and intensity greater than the adjacent uses?

No. The use will follow the gateway overlay district requirements and will be similar to the adjacent uses.

- e. Will the site of the proposed use have sufficient area to provide the parking required for the use?

Yes. Parallel parking will be provided for the storage units, and the shops will have sufficient spaces for their uses.

- f. Will the proposed use require adjustments to the normal lot size, height, and setback requirements of the district?

No.

The zoning map may be used to view the subject property and surrounding property's zoning and view property lines overlaid on aerials. The zoning map may be found on the City's website at CityofMandan.com and selecting Departments → Engineering and Planning → Maps → Zoning Map or by clicking [here](#) if viewing this document digitally.



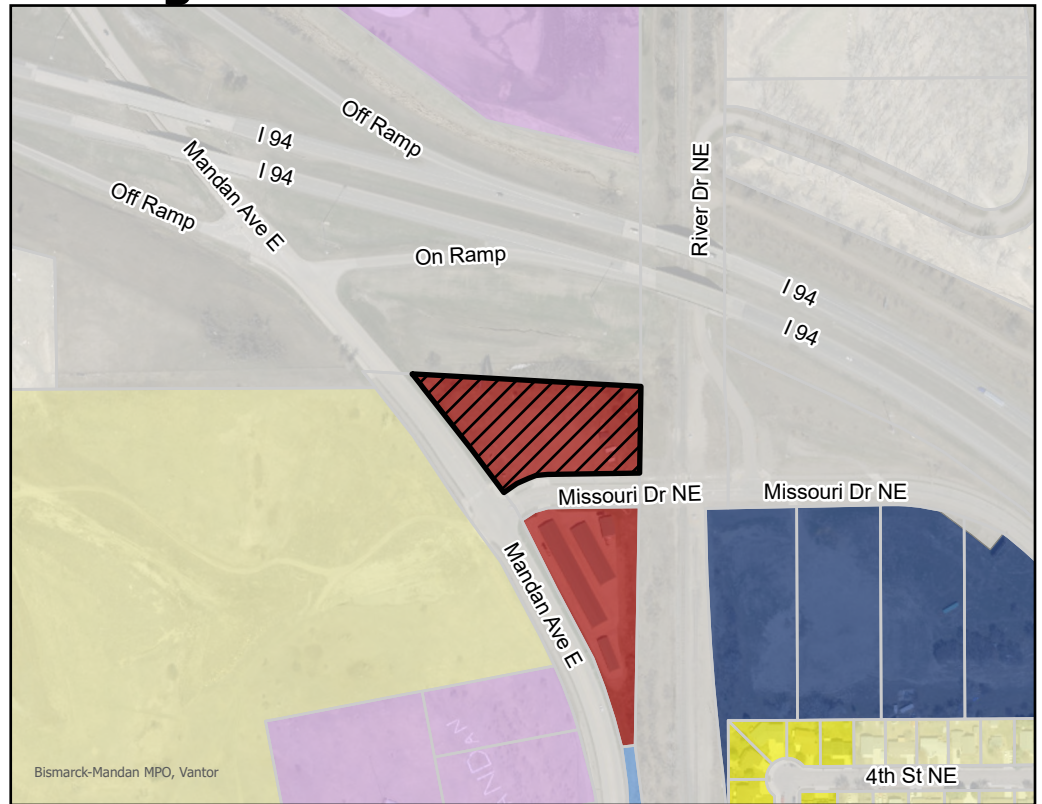
Zoning and Future Land Use Reference Map

L1 Seibel Subdivision

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 |

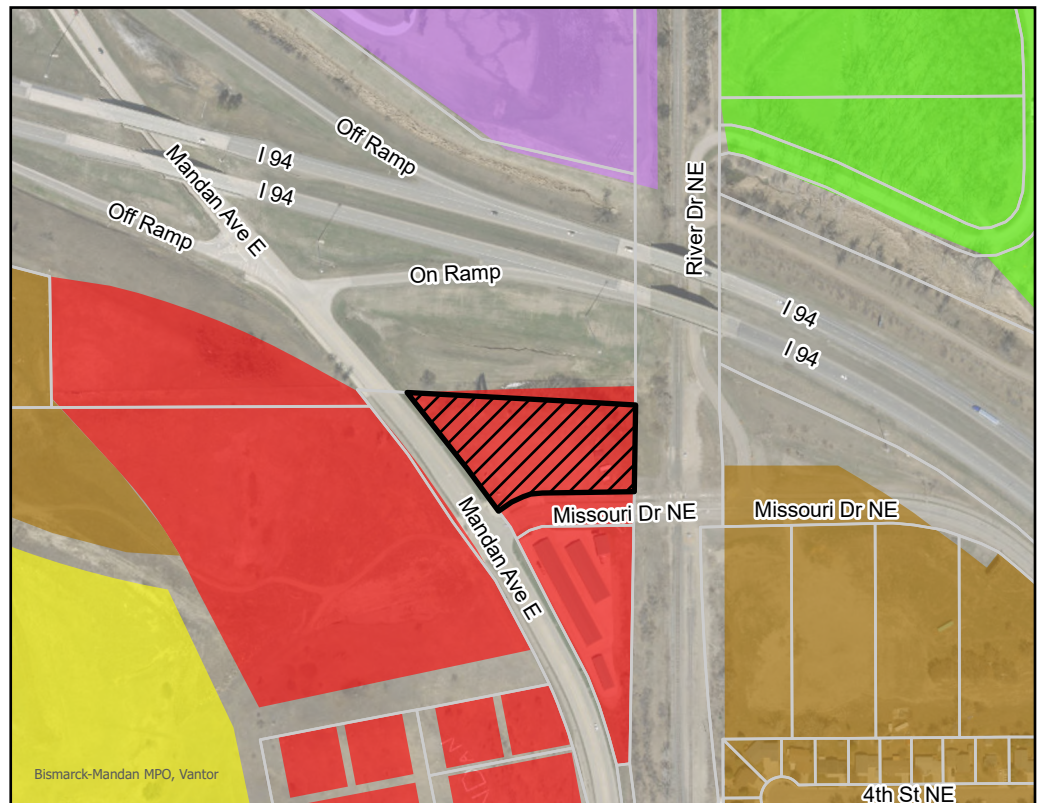
Zoning



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 |



0 0.07 0.15 0.3 Miles

SPECIAL USE PERMIT EXHIBIT
LOT 1 BLOCK 1 SEIBEL SUBDIVISION





Planning & Zoning Commission

Agenda Documentation

MEETING DATE: February 23, 2026
PREPARATION DATE: February 10, 2026
SUBMITTING DEPARTMENT: Planning
DEPARTMENT DIRECTOR: Jim Neubauer
PRESENTER: Rachel LaQua, Interim Planner
SUBJECT: Consider a request for a special use permit to allow multi-use shops for Lot 35, Block 1, Marina Bay Addition.

STATEMENT/PURPOSE:

Consider a request for a special use permit for multi-use shops for Lot 35, Block 1, Marina Bay Addition.

BACKGROUND/ALTERNATIVES:

Project Overview

This proposed special use permit is for the use of personal-use multi-use shops (aka "shop condos") at the property described as Lot 35, Block 1, Marina Bay Addition, T138N R80W, City of Mandan. The property address is 4723 29th St SE.

The property is zoned CC - Commercial/Light Industrial Transition and is also within the Gateway Overlay District.

The property is currently used for outdoor storage for boats and trailers, immediately adjacent to the marina.

Total Area: 33 acres.

There is existing access through the property from 29th St SE to the Broken Oar Bar immediately to the east.

The application plans for 32 condominium lots for personal-use shop condos, with 34 provided parking spaces.

The application states:

- that the proposed units would be constructed in line with architectural requirements of the Gateway Overlay District;
- that the shop condos are intended for personal, non-commercial use;
- would not require additional lighting, and;
- would not require off-street parking spaces typical of commercial uses

The Gateway Overlay District requires landscape buffers (Sec. 105-4-6.) The exhibit submitted with the application includes landscape buffering around the entire perimeter of the property and will make use of existing landscape buffering along East Harbor Rd, a mix of evergreen and deciduous trees, per pre-planning discussion with the applicant. However, a more detailed landscaping plan, including any potential berms and their heights, was not submitted with the application.

The buffer yard requires **five buffer points** per the screening requirements in the Gateway Overlay District. Based on the exhibit provided by the applicant, staff is unable to clearly determine if the proposed landscaping would fulfill buffer yard point totals. Review by Mandan Architectural Review Committee will determine final buffer yard and landscape plan approvals at time of building permit.

Staff Review:

Staff recommendation is that if approved by the Planning and Zoning Commission, the applicant provides a detailed building and landscaping plan prior to City Commission review.

City staff have been made aware of drainage issues on the property affecting neighbors. The property is also located within the 100-year floodplain. Staff requests a detailed drainage plan prior to final approval by city commission. Staff also recommends the applicant work with neighbors to the north of the property to jointly address drainage issues in the area.

Access: Access to the proposed site would continue to be from 29th St SE and would include rerouting the portion of that street which runs through the property and provides access to the Broken Oar Bar.

Utilities and Easements

Parks District is requesting an easement through the property to the existing trail on the east side of the property.

Adjacent Zoning, Land Use, and Future Land Use

Surrounding zoning is CC - Commercial/Light Industrial Transition to the east, RM -

Residential Multi-family Dwellings to the west, ROW for Bismarck Expressway to the north, and open water to the south. The property lies within the 100-year floodplain.

The future land use plan designates this area as Commercial.

Additional Information & Public Outreach

This item was published in the Mandan News as required. An application and fee was received on January 23, 2026. Eighty-one letters were sent to adjacent property owners. Several nearby owners have submitted emails and questions, which are attached.

Findings of Fact

Will the proposed use be designed, constructed, operated, and maintained so as to be compatible in appearance with the existing or intended character of the neighborhood?

Staff have concerns regarding whether the landscaping plan fulfills the buffer requirements in the Gateway overlay district.

Will the proposed use involve activities, processes, materials, equipment, or conditions of operation that will be incompatible with the neighborhood due to the production of traffic, noise, smoke, fumes, glare, or odors?

No. The units are intended for storage/personal use.

Will the hours of operation of the proposed use be different than the adjacent uses?
Will the proposed use require exterior lighting of a type and intensity greater than the adjacent uses?

No. Use will be non-commercial in nature and will not have business hours.

Will the proposed use require exterior lighting of a type and intensity greater than the adjacent uses?

No.

Will the site of the proposed use have sufficient area to provide the parking required for the use?

Yes.

Will the proposed use require adjustments to the normal lot size, height, and setback

requirements of the district?

No.

ATTACHMENTS:

1. Application_Redacted
2. Additional Submittals
3. Location Map
4. Exhibit updated Feb. 9, 2026
5. 02 Overall 3D View
6. 03 Eye Level view
7. 04 Eye Level view
8. 05 Eye Level view
9. 06 Eye Level view
10. 07 Eye Level view
11. Jack Harm Email_Redacted
12. Joan Johnson - Rachel Laqua email chain_Redacted
13. Virginia Otto Email_Redacted

FISCAL IMPACT:

N/A

STAFF IMPACT:

A significant amount of staff time has gone into reviewing the proposed development.

LEGAL REVIEW:

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

RECOMMENDATION:

City Staff recommends approval contingent on the applicant providing detailed landscaping and stormwater drainage plans to the city prior to the final approval by City Commission.

SUGGESTED MOTION:

To Approve: I move to recommend approval of the special use permit for Lot 35, Block 1, Marina Bay Addition, contingent on requirements that the applicant provide detailed landscaping and stormwater drainage plans to the city prior to the final approval by City Commission.

Planning & Zoning Commission

Agenda Documentation

February 23, 2026

Subject: Consider a request for a special use permit for multi-use shops for Lot 35, Block 1, Marina Bay Addition.

Page 5 of 5

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

Engineer/Surveyor			Property Owner or Applicant		
Name Swenson Hagen & Co			Name Marina Bay, LLP		
Address [REDACTED]			Address [REDACTED]		
City Bismarck	State ND	Zip 58504	City Mandan	State ND	Zip 58554
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
x	City	ETA	New	Addition	CC	no change
Property Address					Legal Description	
4723 29th St SE					Lot 35 Block 1	
Current Use						
Outdoor Storage					Marina Bay Addition	
Proposed Use						
Personal-Use Shops					Section	Township
Parcel Size	Building Footprint	Stories	Building SF	Required Parking	Range	
33 AC	TBD					

Signed by:	
Eric Moritz	Signature
Print Name	Date
	1/16/2026

Office Use Only			
Date Received:	Initials: YMM	Fees Paid: \$ 450	Date 1-23-2026
Notice in paper	Mailed to neighbors	P&Z meeting	
Approved	Approved with conditions:		
Denied			

Additional Submittals

Conditional-Special Use Permit

A special or conditional use permit application shall include the following additional submittals:

- 1.** An answer with explanation for each of the following questions (please answer the below questions as completely as possible. Incomplete applications will not be accepted and may cause a delay in the application process):

- a. Will the proposed use be designed, constructed, operated, and maintained so as to be compatible in appearance with the existing or intended character of the neighborhood?

Yes, the units will have architectural elements to meet the requirements of the Gateway Overlay district. The area is currently a mix of residential, outdoor storage, and bar. The construction of the units & landscaping requirements will better screen the current storage area from the residential uses.

- b. Will the proposed use involve activities, processes, materials, equipment, or conditions of operation that will be incompatible with the neighborhood due to the production of traffic, noise, smoke, fumes, glare, or odors?

No. The units are for personal storage/use, and businesses will not be permitted.

- c. Will the hours of operation of the proposed use be different than the adjacent uses?

No. The proposed use will not have business operations, so the hours of use will be minimal.

- d. Will the proposed use require exterior lighting of a type and intensity greater than the adjacent uses?

No.

- e. Will the site of the proposed use have sufficient area to provide the parking required for the use?

Limited parking will be needed, as the shops will not be for business use. The development will have suitable parking for its needs, along with interior parking.

- f. Will the proposed use require adjustments to the normal lot size, height, and setback requirements of the district?

No.

The zoning map may be used to view the subject property and surrounding property's zoning and view property lines overlaid on aerials. The zoning map may be found on the City's website at CityofMandan.com and selecting Departments → Engineering and Planning → Maps → Zoning Map or by clicking [here](#) if viewing this document digitally.



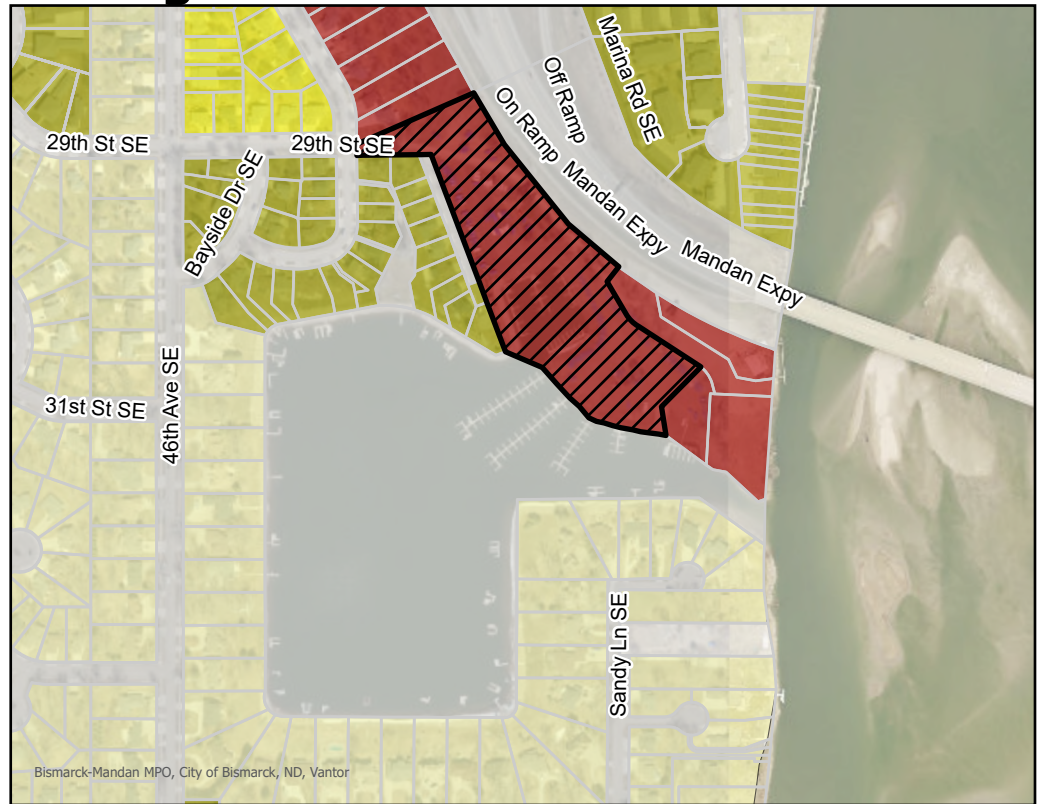
Zoning and Future Land Use Reference Map

L35 Marina Bay Addition

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 |

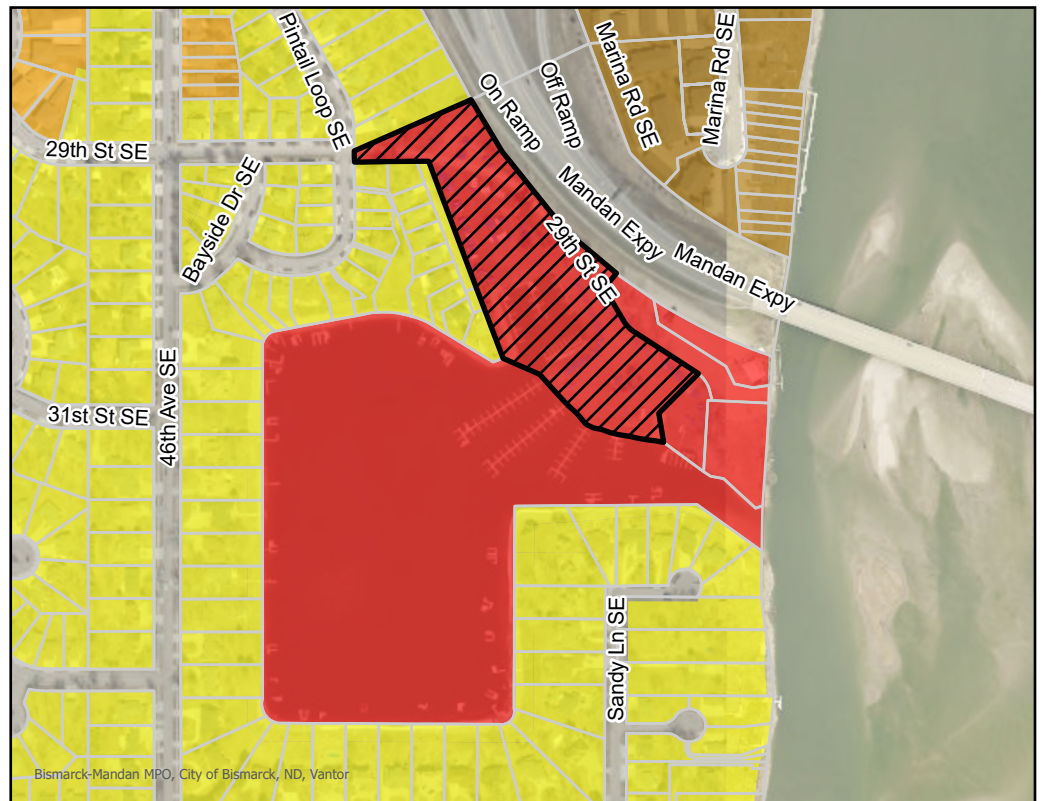
Zoning



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 |



0 0.1 0.2 0.4 Miles

**SPECIAL USE PERMIT EXHIBIT
LOT 35 BLOCK 1
MARINA BAY SUBDIVISION**















From: [jack hart](#)
To: [Nancy R. Moser](#)
Subject: Regards to Lot 35,Block 1,Marina Bay Addition proposed storage unit
Date: Tuesday, February 17, 2026 10:33:03 AM

You don't often get email from [REDACTED] [Learn why this is important](#)

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

I live at [REDACTED] and I just wanted to address the proposed improvement to the Marina Bay property. First of all I am not against the improvements, my concern is the way the storm water and snow melt drainage will be addressed. The backyards on Pintail Loop have no way of draining any runoff or melting of snow. Back when I moved in here 30 years ago, there was an equalization pipe (as the Mandan city engineer at the time called it) on the north end of Pintail Loop under Mckenzie Drive that would have drained any major runoff or snow melt. That pipe allowed the water to flow into the empty lot where the Water Park now sits and drain into the dead heart and back into the Missouri River. But when Mandan approved the Mandan Water Park they allowed the owners to fill in that whole property which discontinued that pipe to do anything. So now the backyards on Pintail Loop are like a big bathtub, with nowhere for the water to go. My concern is that this new improvement with all the pavement and concrete will cause a bigger problem that we have now. We need to be reassured that any rain or snow melt drains toward the bay. I believe now all our rain water in the front is designed to drain down 29th Street to 46th Ave where there are storm drains. The intersection of 29th Street and Pintail Loop is much higher than the Marina property so I don't believe that any water from the marina area can be drained that way. I am trusting the city of Mandan will do the right thing in this matter as I do not believe they did that when they discontinued the drain pipe under Mckenzie Drive when the Water Park area was improved.

Jack Harm

[REDACTED]

Sent from [Outlook](#)

From: [Rachel Laqua](#)
To: [JohnsonZuger](#)
Cc: [Nancy R. Moser](#); [Jarek W. Wigness](#); [Jordan P. Singer](#); [Amy M. Oster](#); [Dave Wiosna](#)
Subject: Re: Marina Bay - Multi-Use Shops
Date: Thursday, February 19, 2026 5:14:32 PM
Attachments: [C2_signature_logo-50th_084a9710-d735-4a5c-bdf3-98d7e88c1802.png](#)
[C2_signature_cell_0995fccc-ef2a-4fc7-a3b9-65bb1de80d13.png](#)
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[C2_signature_web_aa00df82-71ef-4872-8587-6ae06de8b1db.png](#)

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

Hi Joan!

Please see responses in green below. Please note that this email will be included in the packet to the Planning and Zoning Commissioners so that they are aware of your concerns.

Thanks!



Rachel Laqua, AICP

Planning Director



[Redacted]



[Redacted]



[Redacted]



[interstate.engineering](#)

From: JohnsonZuger [Redacted]
Sent: Thursday, February 19, 2026 12:04 PM
To: Rachel Laqua [Redacted]
Cc: Nancy R. Moser [Redacted]; Jarek W. Wigness
[Redacted]; Jordan P. Singer [Redacted]
Amy M. Oster [Redacted] Dave Wiosna [Redacted]
Subject: Re: Marina Bay - Multi-Use Shops

Warning: Unusual sender [REDACTED]

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Thank you for your information.

I do have a few more questions:

1. Will the elevation of the site be changed? If the property is built up, is there a plan to manage the run-off so it will not affect properties on both sides of 29th? I didn't see any infrastructure renderings on the maps. If the property is mostly building or hardscaping, there will need to be adequate drainage of the site. **The applicant will need to address stormwater at time of building permit, but staff is also recommending that the applicant provide a stormwater management plan prior to the City Commission review of the application.**
2. Since the area is basically sand, will the property adequately support large footprint buildings, or will footings need to be installed? Is there an engineer report regarding this issue? **This is an item that will be addressed at time of building permit.**
3. The project appears to be a place where work on boats, trucks and trailers is done. Will there be safeguards and accommodations so that oil, lubricants, solvents or other associated products are disposed of properly? Also what type of combustibles will be housed in the buildings? (Usually these sites are not placed in residential areas.) **The site is not intended for business use, and so environmental control items such as those would not be required. Again, at time of building permit all such items would be reviewed but non-business uses would not trigger such requirements.**
4. The entire proposed site is unusual and awkward—the need to drive between the buildings to go west; boats, trucks, trailers backing in and out onto the street. Streets usually do not run between rows of storage/shop units. **The site is fully internal and private, so use of drive aisles in this manner is acceptable.**
5. Is there a recent traffic study of the area? Is there a report on the effect this project will have on the traffic, particularly on 29th St., and will it have an effect on parking for boaters using the ramp or accessing their docked boats, providing the docks already there become compliant with the required permits? **A traffic study has not recently been done and is not required for this project, which is less traffic-intensive than some other uses allowed by right in the CC zoning district.**
6. Is there an Environmental impact assessment required due to the location? **No but a stormwater management plan will be required at time of building permit and staff is recommending that it be required prior to City Commission review.**
7. Needless to say, the Notice to Residents dated February 5th and postmarked February 7 was received by me February 12, leaving me 5 1/2 business days to consult with a lawyer to assure my property is not devalued which means I have no ability to even speak preliminarily with counsel anywhere in North Dakota with such short notice. **Staff apologizes for the short notice time; proper noticing procedures were followed. This email will be included in the packet to the Planning and Zoning Commissioners so that they are aware of your concerns.**

Joan Johnson

Sent from [Proton Mail](#) for iOS.

----- Original Message -----

On Wednesday, 02/18/26 at 15:15 Rachel Laqua [REDACTED] wrote:

Joan -

Thanks for your call on the Marina Bay project yesterday. I wanted to make sure I have your comments correctly and that I have gotten you the updated site plan, which is attached. You also asked for the definition and use requirements for a multi-use shop, both of which I have included below.

Comments:

1. Would like this to be owned by city of Mandan for a boat/rec facility
2. Is concerned about what a shop condo is - concerned about what the definition of shop condos is.
3. Concern about adjacent use hours being different because they're homes; Concern about it being a party barn or even storage - 24 hour usage
4. Garage/people door/window - seems a business setup even though it's not listed as one.
5. Will there be a special assessment? (as noted, there are no public improvements so there should not be special assessments)
6. Neighbors have cared for the property more than current owners.
7. Concerns about snow storage and drainage (final drainage would be approved at the time of building permit)
8. Does not like the concept of these shop condos as they look very industrial next to a nice neighborhood
9. Concern about buffers and views - especially back of a metal building - -- requests complementary architecture
10. Need a more understandable landscape and buffer plan -- would like to see something other than a wall of evergreens that wouldn't encroach on the road
11. Concern about lighting encroachment - no lighting right now
12. Why does each unit have multiple parking spaces? Implies business vs storage

Multi-Use Shop Code information:**101-1-3 Definitions:**

Multi-use shop means two or more attached units that are designed and constructed as a single structurally dependent building or designed and constructed to allow individual units to be structurally independent from each other sharing a common wall on one or more sides. These are sometimes referred to as "shop-condos". These structures are unique from a twin/row home in that the residential use is accessory in nature. They are unique from a commercial strip mall in that they often include a large garage or RV bay and rarely include the retail of products and visitation by the general public.

105-1-5 Use Standards

(K) Multi-use shops. Each multi-use shop development may be permitted as a special use subject to the following minimum standards:

(1)

Each individual unit within the structure shall have an open space/yard or public way on no more than three sides.

(2)

Each individual unit within the structure shall have its own separate means of egress.

(3)

Such units shall only contain group business, factory, mercantile, or storage occupancy classifications as set forth by Section 3 of the North Dakota State Building Code.

(4)

Uses, whether commercial or accessory to residential, shall be declared at the time of the conditional use permit issuance. No change in use may be conducted unless reevaluated through the special use permitting process and the structure meets all building code requirements for the desired change of use.

(5)

Traditional mixed-use (residential and commercial combined) multi-use shops shall not be permitted. The declaration of either commercial or

accessory to residential shall apply to all units within the structure and the structure will be constructed according to the minimum standards of the building code for the declared use.

(6)

Minimum off-street parking requirements shall be planned and provided for based on the declared uses. Any inadequate provision of parking within the development for a combination of uses may result in the revocation of the special use permit.

(7)

Each structure shall be limited to one curb stop accessible by city staff.

(8)

The declaration of commercial or accessory to residential shall in no way affect the way valuation, special assessments, utility rates, and other city fees are determined. These shall remain determined by separate city policy.

(9)

Covenants, conditions, and restrictions (CC&Rs) or another form of recorded agreement approved by the city attorney shall set out, at a minimum, provisions for access and responsibility for costs of inspections related to the fire suppression system, if any.

(10)

For the city's utility billing purposes, a recorded development association or another form of recorded agreement approved by the city attorney is required if any of the individual units within the development are not owned by the same owner of the development. The recorded development association or recorded agreement shall set out, at a minimum, the allocation of costs and statement of understanding of the collective responsibility of owners for payment of city utilities. If a recorded development association or another form of recorded agreement approved by the city attorney is in place, the city will issue one utility bill per month to one owner or representative of the structure for the entire structure's base charges and consumption or usage. The monthly utility bill will not be sent to each individual owner within the structure. If ownership is divided after a special use permit has been obtained, the property owner shall furnish a copy of said recorded agreement to the city showing it meets this provision.

Thanks!



Rachel Laqua, AICP

Planning Director



interstate.engineering

From: [REDACTED]
To: [Planning; Nancy R. Moser](#)
Subject: RE: Marina Bay - Multi - Use Shops
Date: Friday, February 20, 2026 7:13:49 AM

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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

Hi,

My property is: [REDACTED] Pintail Loop, Mandan, which is next to the proposed Project Marina Bay: Multi-Use Shops.

1. This will involve removing most of the front lawn, which I have maintained since March 2002, when we purchased the property. And will put a row of trees or other, against my property line, possibly 6 feet from house. Which will unable me to maintain my backyard, as easily as I have been doing.
2. The topography against my lot, will substantially change. And backyard drainage problems, I now have, will become bigger. The Highway fence in the back of the yard, has drainage issues, that flow backward into my low yard. There is a constant flow of water under the BillBoard, which is not on my lot. I deal with water, from melting snow and heavy rain. Moritz lot runs back to me, also along the fence line. With large Roofs, water will run off in large amounts. With displacing all the dirt, rain and snow, will now flow to lowest spots. Where will snow be removed to? Today it is pushed to flow to an area that flows into my backyard.
3. Are there any Rear setbacks against my property?
4. What are changes to street corner at Pintail Loop and 29th Street SE?
5. A road that would run along hwy fence area, could cause more drainage to me.
6. Damage to 29th street, with new traffic and construction work.
7. Property valuation change of my property, any view will be blocked with these huge buildings, with this project.

Regards,

Virginia Otto
[REDACTED] Pintail Loop SE
Mandan, ND 58554
[REDACTED]



Planning & Zoning Commission

Agenda Documentation

MEETING DATE: February 23, 2026
PREPARATION DATE: February 10, 2026
SUBMITTING DEPARTMENT: Planning
DEPARTMENT DIRECTOR: Jim Neubauer
PRESENTER: Rachel LaQua, Interim Planner
SUBJECT: Consider a request for a preliminary plat to be named Eighteen Eighty Four Addition.

STATEMENT/PURPOSE:

To consider a request from Kahl Family Trust for a preliminary plat to be named Eighteen Eighty Four Addition.

BACKGROUND/ALTERNATIVES:

Preliminary Plat Details

The applicant met with city staff at a pre-planning meeting on February 5, 2026. Staff discussed some concerns regarding master planning of this property in light of the recent Kahl Addition final plat which was approved at the October 7, 2025 meeting of City Commission. The master plan, as part of the Kahl Addition final plat, was approved by City Commission at the August 19, 2025 meeting.

This is the preliminary plat for the 1884 Addition, located in the SE1/4 of Section 32, T139N R81W, 5th PM, Morton County, ND, within the ETJ. This portion of the SE ¼ of Section 32 has been previously partially platted as Lot "A", and has six existing lots, Lot 1, Block 1, Kahl Irey Addition, Lot 2, Block 1, Kahl Irey Addition, Lot 1 of Lot "A", Lot 2 of Lot "A", Lot 3 of Lot "A", and the remainder of Lot "A". The applicant proposes to replat Lot 1, Lot 2, and Lot 3 of Lot "A" and replat Lots 1 & 2, Block 1, of the Kahl-Irey Addition.

Total Area: 15.3 acres to be platted into Lot 1 (2.0 acres), Lot 2 (1.5 acres), Lot 3 (2.41 acres), and Lot 4 (2.74 acres) of Block 1 and Lot 1 (1.05 acres), Lot 2 (2.17 acres), and Lot 3 (1.04 acres) of Block 2.

Four lots within Block 1 and three lots within Block 2. Lot 2 of Block 2 has a 147' "panhandle" connecting that lot to 22 ½ Avenue. Lot 3 of Block 2 is a non-conforming remnant. Lot 3 of Block 1 has access to Kahl Street via a long corridor, which is

currently part of an access easement in the Kahl-Irey Addition, however this access is not shown on the preliminary plat.

Access:

Access to the lots is via 22 ½ Avenue and a proposed 66' wide access easement running east across Lot "A" from existing 22 ½ Avenue (labeled "Kahl Street" in the exhibit). 22 ½ Avenue is a public road, although access easements were granted to existing Lot 2 of Lot "A" in 1994 despite prior prescription. A portion of 22 ½ Avenue was platted with 80' right-of-way, which is proposed to reduce to 66'.

Adjacent Zoning, Land Use, and Future Land Use

Adjacent Zoning: North/South/East/West – Agricultural

The future land use plan designates this area as public land, and is shown outside the 2030 growth boundary. The very low density residential nature of the development should be in line with this.

Additional Information and Public Outreach

This item was published in the Mandan News as required. An application and fee was received on January 14, 2026. Four notice letter were sent to adjacent property owners.

Staff Comments and Updates needed:

- The preliminary plat appears to protect access to existing and proposed lots.
- Staff requests that the owner and applicant develop an updated master plan prior to submission of a final plat.
- Lot 3 of Block 2 is a odd configuration and may not be able to be developed.
- The preliminary plat does not show the existing access easement to the existing Lot 2 of Kahl-Irey Addition, which should be maintained and shown on the final plat.

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.

ATTACHMENTS:

1. Application_Redacted
2. Location Map
3. Eighteen Eighty Four Add. without contours
4. Eighteen Eighty Four Add. with contours

FISCAL IMPACT:

N/A

STAFF IMPACT:

Considerable staff time has gone into this review

LEGAL REVIEW:

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

RECOMMENDATION:

City Staff recommends approval of the 1884 Addition Preliminary Plat, contingent on an updated master plan.

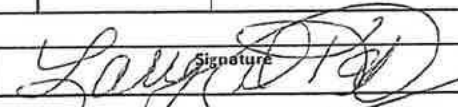
SUGGESTED MOTION:

I move to recommend approval of the 1884 Addition Preliminary Plat, contingent on an updated master plan.

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

Engineer/Surveyor			Property Owner or Applicant		
Name Sauber Engineering			Name Kahl Family Trust		
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	
☐ City	☒ ETA	☒ New	☐ Addition	Agriculture	Agriculture	Eighteen Eighty-Four Subdivision	
Property Address N/A					Legal Description Portion of Lot A of the SE 1/4		
Current Use Agriculture							
Proposed Use Residential							
Section 32		Township 139		Range 81			
Parcel Size 1.51 Ac.	Building Footprint	Stories	Building SF	Required Parking	Provided Parking		

Print Name LARRY KAHL	Signature 	Date 1/8/2027
--------------------------	---	------------------

Office Use Only			
Date Received:	Initials: <i>nm</i>	Fees Paid: \$ 300	Date: 1-14-2026
Notice in paper	Mailed to neighbors	P&Z meeting	
☐ Approved	Approved with conditions:		
☐ Denied			



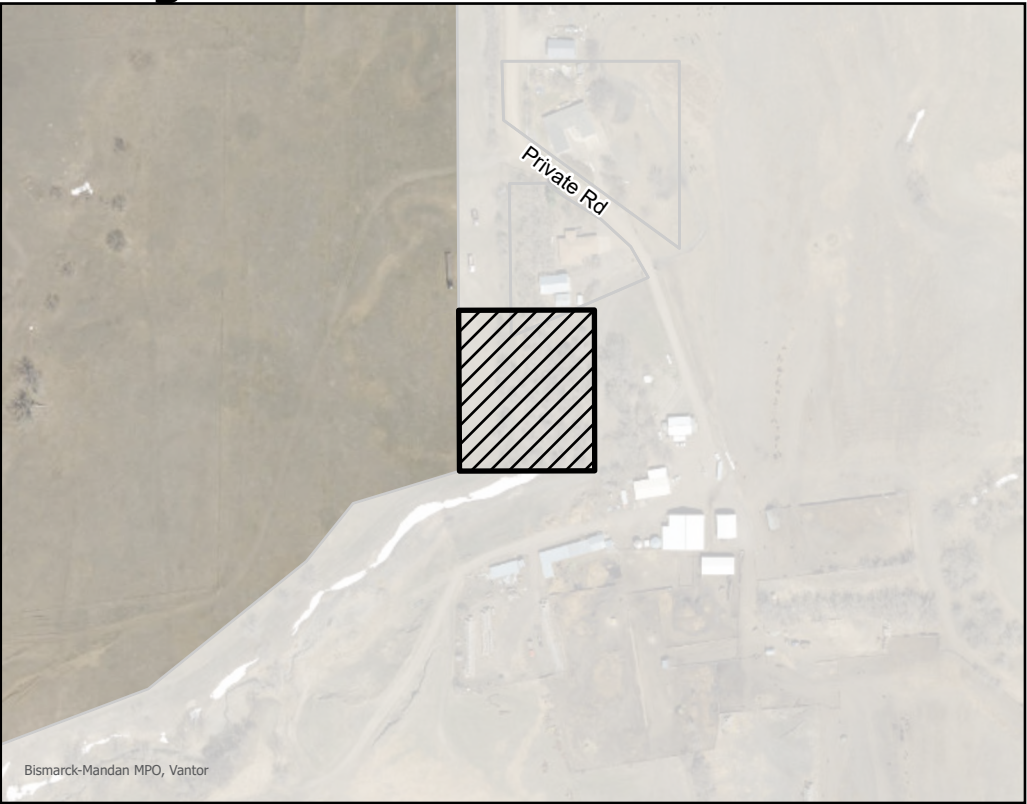
Zoning and Future Land Use Reference Map

Eighteen Eighty Four Addition

Zoning

Zoning Map Key

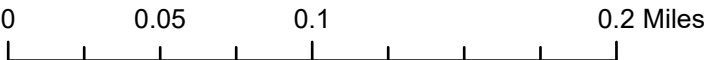
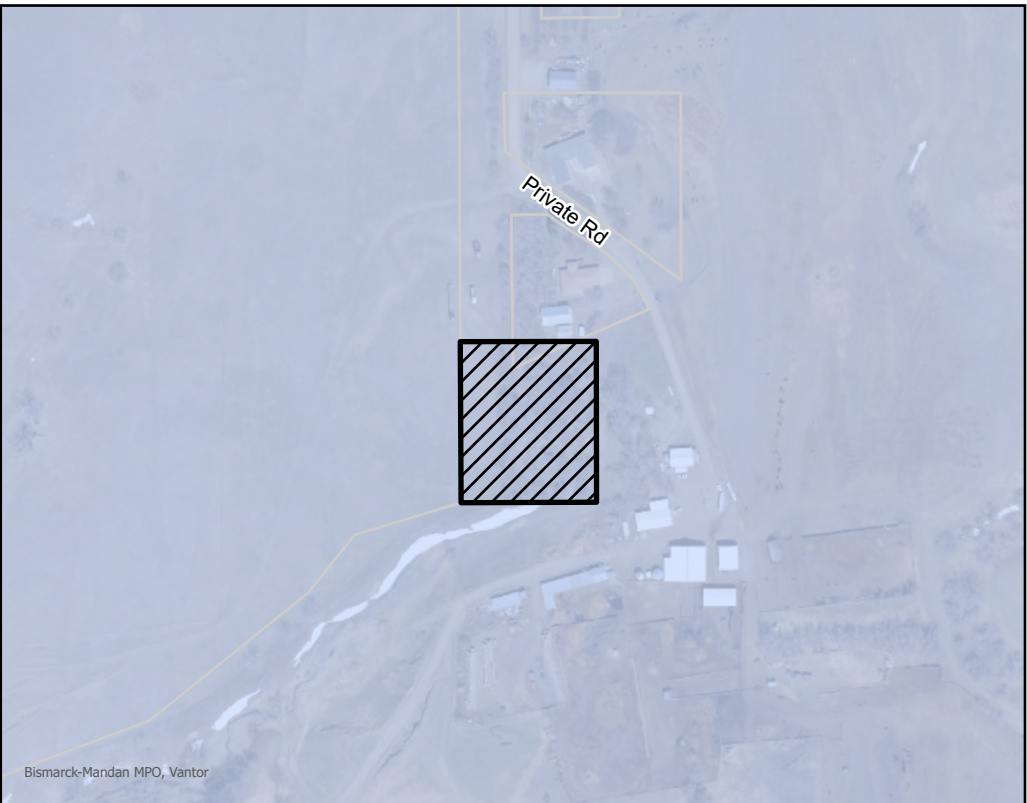
- | | |
|---|---|
| Agriculture - City of Mandan | MC - Heavy Commercial/Light Industrial Restricted |
| Agriculture - Morton County | MD - Heavy Commercial/Heavy Industrial Restricted |
| CA - Neighborhood Commercial | MHS - Trailer Park |
| CB - Business Commercial | PUD - Planned Unit Development |
| 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 |



EIGHTEEN EIGHTY-FOUR ADDITION
A PORTION OF LOT "A"; A REPLAT OF LOT 1, LOT 2, and LOT 3 OF LOT "A";
AND A REPLAT OF THE KAHL-IREY ADDITION; ALL LOCATED IN THE SE 1/4 OF SECTION 32
TOWNSHIP 139 NORTH, RANGE 81 WEST, 5th PRINCIPAL MERIDIAN
CITY OF MANDAN, EXTRATERRITORIAL JURISDICTION
MORTON COUNTY, NORTH DAKOTA

DESCRIPTION OF PROPERTY:
A portion of Lot "A"; a replat of Lot 1, Lot 2, and Lot 3 of Lot "A"; and a replat of the Kahl-Irey Addition; all located in the SE1/4 of Section 32, Township 139 North, Range 81 West, 5th Principal Meridian, City of Mandan, Extraterritorial Jurisdiction, Morton County, North Dakota.

Commencing at the East Quarter Section Corner Brass Cap, thence S 89 Deg. 52 Min. 04 Sec. W along the latitudinal centerline of said section a distance of 570.12 feet to the Point of Beginning (P.O.B.), thence S 36 Deg. 20 Min 04 Sec. E a distance of 431.94 feet, thence S 00 Deg. 06 Min. 22 Sec. E a distance of 245.82 feet, thence S 89 Deg. 52 Min. 04 Sec. W a distance of 324.49 feet, thence S 00 Deg. 06 Min. 22 Sec. E a distance of 455.63 feet, thence S 89 Deg. 52 Min. 04 Sec. W a distance of 195.68 feet, thence S 00 Deg. 06 Min. 22 Sec. E a distance of 280.00 feet, thence S 89 Deg. 52 Min. 04 Sec. W a distance of 235.00 feet to the westerly boundary of Lot "A", thence N 00 Deg. 06 Min. 22 Sec. W along the westerly boundary of Lot "A", a distance of 1330.00 feet to a point on the latitudinal centerline of said section and being the Northwest corner of Lot "A", thence N 89 Deg. 52 Min. 04 Sec. E along the latitudinal centerline of said section a distance of 499.58 feet to the Point of Beginning.

The described tract contains 15.30 acres, more or less, and are subject to any prior easements and reservations.

SURVEYORS CERTIFICATION:

I hereby certify that this plat was prepared by me or under my direct supervision, that the plat is a correct representation of the survey, the monuments are placed and that I am a duly Registered Land Surveyor under the laws of the State of North Dakota.

John Sauber Jr., PE/PLS

Date _____ Reg. No. LS-8427

STATE OF NORTH DAKOTA,

County of Morton} ss

Subscribed and sworn to before me this _____ day _____, 20____.

_____, Notary Public

My commission expires: _____

OWNER'S CERTIFICATE OF DEDICATION:

We, the undersigned, being the duly authorized representatives of the Kahl Family Trust, whose address is 2226 Sunny Road South, Mandan, North Dakota 58554, owner of the land platted herein, do hereby voluntarily consent to the execution of said plat.

Allen Kahl Larry Kahl Randy Kahl

STATE OF NORTH DAKOTA,

County of Morton} ss

Subscribed and sworn to before me this _____ day _____, 20____.

_____, Notary Public

My commission expires: _____

OWNER'S CERTIFICATE OF DEDICATION:

We, the undersigned, whose address is 2226 Sunny Road South, Mandan, North Dakota 58554, owner of Lot one of Lot A, being a portion of the land platted herein, do hereby voluntarily consent to the execution of said plat.

Randy J. Kahl Christi M. Kahl

STATE OF NORTH DAKOTA,

County of Morton} ss

Subscribed and sworn to before me this _____ day _____, 20____.

_____, Notary Public

My commission expires: _____

OWNER'S CERTIFICATE OF DEDICATION:

We, the undersigned, whose address is 2232 Sunny Road South, Mandan, North Dakota 58554, owner of Lot two of Lot A, being a portion of the land platted herein, do hereby voluntarily consent to the execution of said plat.

Allen L. Kahl Kaaren J. Kahl

STATE OF NORTH DAKOTA,

County of Morton} ss

Subscribed and sworn to before me this _____ day _____, 20____.

_____, Notary Public

My commission expires: _____

OWNER'S CERTIFICATE OF DEDICATION:

We, the undersigned, whose address is 2230 Sunny Road South, Mandan, North Dakota 58554, owner of Lot 3 of Lot A, being a portion of the land platted herein, do hereby voluntarily consent to the execution of said plat.

Brad Benz Tessa Benz

STATE OF NORTH DAKOTA,

County of Morton} ss

Subscribed and sworn to before me this _____ day _____, 20____.

_____, Notary Public

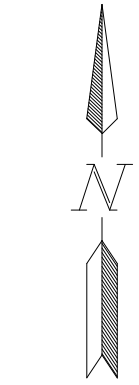
My commission expires: _____

PLANNING COMMISSION APPROVAL:

The subdivision of land shown herein has been approved by the Planning Commission of the City of Mandan, North Dakota, this _____ day of _____, 2026 in accordance with the laws of the State of North Dakota, ordinances of the City of Mandan, and regulations adopted by the Planning Commission of said City. In Witness whereof are set the hands of the chairman and the secretary of the Planning Commission of the City of Mandan, North Dakota

Bill Robinson - Chairman

Nancy Moses - Secretary



LEGEND -

Monument Found ●

Monument Set w/BPC (LS-8427) ○

Qtr. Section Line _____

Section Line _____

Existing Lots - - - - -

Existing Structures

Existing OH Power - - - - -

BEK Easement (20')

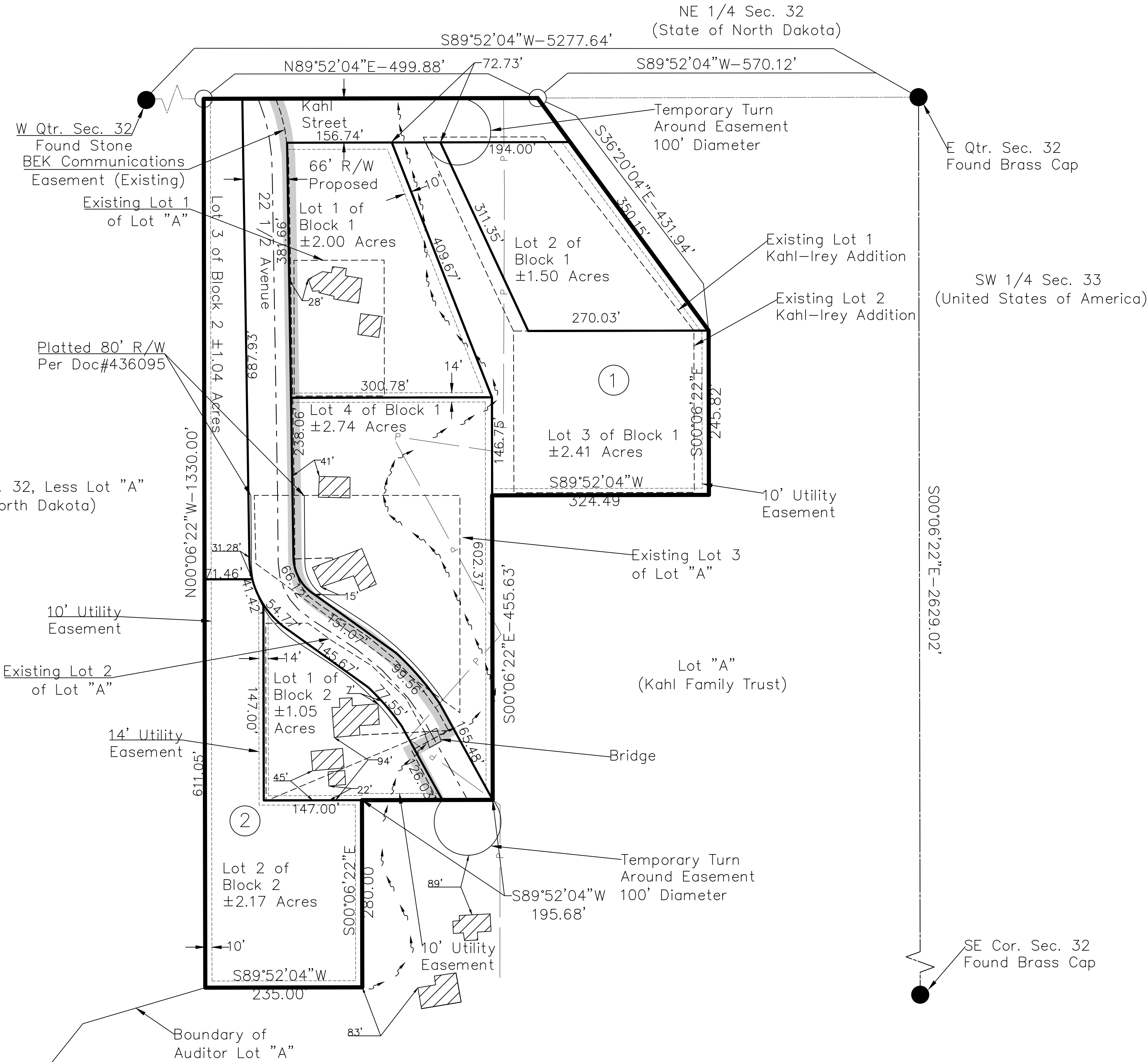
Utility Easement - - - - -

GRAPHIC SCALE (in feet)

0 100 200

1" = 100'

SE 1/4 Sec. 32, Less Lot "A"
(State of North Dakota)



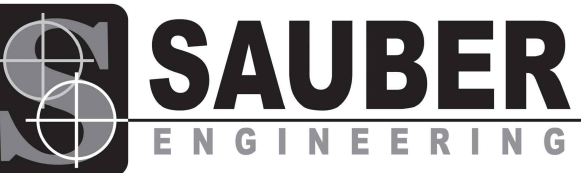
NOTES -

Bearings & distances shown represent the locations of monuments found/set during this survey and may vary from the bearings & distances recorded from previous surveys.

Basis of Bearing: North Dakota State Plane Coordinate System, South Zone - NAD83

The Distances Reported are in Reference to the International Foot Definition and are in Ground Per NDDOT Combination Factor for Morton County (1/CF = 1.0001515230)

Field Survey Conducted on
-05/08/2025
-05/21/2025
Plat Drafted on 2/10/2026



2401 46th Ave. SE, Suite 110
PO Box 399
Mandan, ND 58554

CITY ENGINEER APPROVAL:

I, Jarek Wigness, City Engineer for the City of Mandan, North Dakota, Hereby Approves "Eighteen Eighty-Four Addition" of the City of Mandan, Morton County, North Dakota as Shown on the Annexed Plat.

Jarek Wigness - Mandan City Engineer

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, has accepted dedication of all parks and public grounds shown hereon, fruthermore, 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 _____, 2026

Jim Neubauer - City Administrator

James Froelich - President of the Board of
City Commissioners

I, Dawn Rhone, Auditor of Morton County, do hereby certify that all delinquent and current property taxes and installments of special assessments are paid and TRANSFER ENTERED this _____ day of _____, 20____

MORTON COUNTY AUDITOR

