



**AGENDA
PLANNING & ZONING COMMISSION
JUNE 22, 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. May 27, 2026 Minutes

C. PUBLIC HEARINGS

1. Consider a final plat for School District 8th Addition
2. Consider a final plat and a special use permit amendment for Lakewood Commercial Park 7th Addition

D. OTHER BUSINESS

1. Zoning Code Updates

E. ADJOURN

A. ROLL CALL Chair Robinson called the meeting to order.

Commissioners Present: Huber, Lang, Mudder, Mayor Froelich, McLean, Smith, Hammond, Gardner, Renner, Robinson. Absent: Horn, Intveld. Commissioner Gardner was excused from the meeting at 6:30 p.m.

Also present: Building Official Jordan Singer, Rachel LaQua Interim Planner, Assistant City Engineer Riley McAdoo, City Administrator Neubauer.

B. CONSIDER APPROVAL OF MINUTES

1. *April 27, 2026 Minutes. Commissioner McLean motioned to approve the April 27, 2026 minutes. Commissioner Hammond seconded the motion. Upon vote, the motion passed unanimously.*

C. PUBLIC HEARINGS

1. *Consider a special use permit for Lot 1, Block 1, Vic Fleck Subdivision (2264 Sunny Road S)..* Rachel LaQua, Interim Planner, Interstate Engineering presented.

BACKGROUND/ALTERNATIVES

This proposed special use permit is for the use of propane storage and distribution at the property described as Lot 1, Block 1, Vic Fleck Subdivision, T139N R81W, City of Mandan. The property address is 2264 Sunny Road South.

Property

The property is zoned CB-Business Commercial and is shown in the future land use plan as rural residential, though this area is unlikely to be downzoned to rural residential. The owners are proposing to put two 30,000-gallon propane tanks in the existing truck yard, located on the south end of the site. The Building Department will review the final plans and ensure that any needed floodplain regulations are followed as the floodplain is close to the proposed location. The Total Area: 21.7 acres. Access to the property is via Sunny Road South.

Utilities and Easements

No utilities should be affected by this installation.

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.*

~ *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 similar 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.

Adjacent Properties Zoning, Land Use and Future Land Use

The property is zoned CB - Business Commercial. Adjacent property to the north is interstate, to the west and east is R7 - Single Family Residential, and to the south Agriculture.

The Staff did not have any comments and recommended approval of the Special Use Permit for Lot 1, Block 1, Vic Fleck Subdivision (2264 Sunny Road S).

Commissioner Mudder inquired if there is a fence surrounding the property. LaQua replied there is no fence around the property.

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 special use permit for Lot 1, Block 1, Vic Fleck Subdivision (2264 Sunny Road South).

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 for a special use permit for Lot 1, Block 1, Vic Fleck Subdivision (2264 Sunny Road South).

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 Smith moved to recommend approval of the special use permit for Lot 1, Block 1, Vic Fleck Subdivision (2264 Sunny Road South). Commissioner McLean seconded the motion.

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

2. *Consider a special use permit for Lot 12, Block 18, Mandan Proper (210 5th Avenue NW)..*
Rachel LaQua, Interim Planner, Interstate Engineering presented.

BACKGROUND/ALTERNATIVES

This proposed special use permit is for the use of a former church as a wedding and event venue at the property described as Lot 12, Block 18, Mandan Proper, T139N R81W, City of Mandan. The property address is 210 5th Ave NW.

Property

The property is zoned DF – Downtown Fringe.

The property is the site of a former church in a largely residential area on the corner of 2nd St NW and 5th Ave NW. Total Area: 0.16 acres. Parking for the property is provided via on-street parking and off-street parking stalls that have been created out of the boulevard. The applicant plans to use the location for weddings, receptions, or other events. There are about 23 existing parking spaces. The applicant is also planning to purchase the neighboring home for later use. That home is not part of this special use permit. The application states that hours of operation would cease at midnight. In a pre-planning meeting, the applicant stated that alcohol would be served, so there will likely be a beer and wine license. At that meeting, city staff encouraged the applicant to meet with neighbors and discuss the proposed use.

Staff Comments

Concerns regarding parking were the main item of concern at the pre-planning meeting. Staff is confident that the surrounding public parking on street, particularly a block south in the commercial diagonal on-street parking, is able to handle the parking needs of the facility.

Access

Access will remain in existing locations.

Utilities and Easements

The utilities will not change; there are no known easements.

Adjacent Zoning, Land Use, and Future Land Use

Property on all sides is zoned DF. The future land use plan designates this area as Commercial. This use is generally considered a commercial use.

Public Outreach and Application Details

Application and fee was received on April 24, 2026. Letters were sent to ninety-nine (99) adjacent property owners on May 8, 2026. The Commission members were provided copied of the two letters received that were in opposition.

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. The previous use was also a congregational assembly use.

~ 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 operator will need to follow Mandan Noise

regulations.

~ *Will the hours of operation of the proposed use be different than the adjacent uses?* Yes.

Will the proposed use require exterior lighting of a type and intensity greater than the adjacent uses? Surrounding properties are residential in nature. Operating hours are estimated to end at midnight. Additional lighting would be to illuminate a sign and would not be pointed into neighboring residences.

~ *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.

Staff recommended approval of the special use permit for Lot 12, Block 18, Mandan Proper (210 5th Avenue NW) for an event venue.

Chair Robinson inquired if there were any comments or questions.

Commissioner Mudder inquired of Mandan restaurants or venues that have any similar parking situations for comparison to this venue's parking? LaQua replied that she is not aware of any downtown area parking to use for comparison. The general trade-off is the public street parking instead of private street parking for this venue. There are public parking lots approximately 2-3 blocks from this venue.

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 special use permit for Lot 12, Block 18, Mandan Proper (210 5th Avenue NW).

Kevin Walker came forward and stated that he lives about 300 feet from the said property. He said he noted a discrepancy in the packet that referenced the current zoning and the proposed future zoning. Is that the Special Use Permit request? LaQua replied that the future land use is if the property were to be redeveloped at a future time. It is not something in this case would make a difference given this is a commercial use area. Walker inquired what is "Downtown Fringe" that it is currently zoned? LaQua replied that the Future Land Use map was created prior to this request. Walker voiced concern about the parking situation. It was mentioned that there would be a change on Fifth Avenue, however, there are only twenty (20) spots open on Fifth Avenue, period. And there are thirteen (13) across from there. The major reason that Fifth Avenue parking situation was changed was due to safety. The road is too narrow for congestion. He is not in favor of this project due to parking problems, littering, commotion and noise into the night as well as alcohol use for certain events.

Heather Hoover came forward and stated she lives on 6th Avenue and stated she has concerns that involve parking problems, littering, commotion and noise into the night as well as alcohol use for certain events.

Cassandra Chapa, the applicant came forward and stated she currently owns the V3U3 venue located on main street that hosts 75 or less people. That venue has been open for four years and there have not been issues with complaints from the Police Department. There have not been any arrests nor has anyone been over-served. It is a family-friendly venue. She explained that this venue will be similar noting that it will

be a mid-sized venue that is budget affordable. She stated this venue will attempt to control noise levels and encourage an odor-free environment. The venue(s) provide parking maps for guests.

Charles Riker, Aspen Group, came forward and offered to answer any questions on behalf of his client, the applicant, noting this building is under contract with the sellers. He stated he is available to answer questions regarding the property. He stated that the house is under contract with the buyer. Commissioner Mudder inquired if there will be handicap parking in the front of the building? Riker replied that all regulations regarding city code ordinances for parking will be followed.

Cassandra Chapa came forward and stated that the house will be utilized as a bridal suite for the bridal party to get ready for the event wherein future plans may include overnight accommodations.

Chair Robinson inquired if there were any comments or questions.

A neighbor living across the alley from the church came forward and voiced concerns about noise and parking being disruptive to the neighborhood. Tiffany Geiser at 307 5th Avenue NW, came forward and inquired if there will be mandates in place for security, parking and noise control during events. She stated she is in favor of this historic building being used. Donna Froelich came forward and stated she agrees with the comments presented by Tiffany Geiser and Kevin Walker. There is no parking on her side of the street. She would like to see the church utilized but she is not in favor of the wedding venue project.

Riley McAdoo, Assistant City Engineer came forward and stated that the city conducted a parking utilization study on First Street prior to the First Street reconstruction project. The parking utilization on First Street is very, very low. At peak, it was 5 to 8 cars. As for parking on both sides of Fifth Avenue that will be addressed with the current First Street construction project so there will be parallel parking on both sides of the street.

Dustin Simms came forward and commented with regard to the parking on First Street. currently, there is no parallel parking and he inquired if the plan is to make parallel parking. McDoo explained there will be parallel parking on both sides of the street on Fifth that will create more parking spaces during the full reconstruction scheduled in the future. Chair Robinson clarified the discussion that the math and the construction are being done in 2026.

Chair Robinson provided a final invitation to come forward to speak for or against the request for a special use permit for Lot 12, Block 18, Mandan Proper (210 5th Avenue NW).

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 Huber commented that Cassandra Chapa's venue on Main Street has been a successful one and a welcomed addition to Mandan. Further, the Mandan Depot has been utilized as an event venue for few events in the past. The homes that are in this area are included in the Mandan Central Business District. There are a number of uses that can go into this property without requiring any Special Use Permit. The plan outlined by the applicant for this project is very well planned out for those small space celebrations. There appears to be parking issues but the city is working on plans to improve parking in this area now and over the next couple years. It is her opinion there are more positive points than negative points being heard.

Mayor Froelich commented that when looking at that neighborhood, a block to the east was previously the Red Owl grocery store. Going forward to the opposite side of the block there was the Legion hall that hosted events and across the street was the Elks Club and there was also the Eagles Club nearby. All those establishments hosted weddings and other events. The homes in this area are in the business district where events were held in the past. It would not be good for this neighborhood if the building were to sit empty. He stated he would be in favor of using this building as an event venue.

Commissioner Huber moved to recommend approval of the Special Use Permit for an event venue at Lot 12, Block 18, Mandan Proper (210 5th Avenue NW as presented. Commissioner Hammond seconded the motion.

Commissioner Gardner commented he is not sure he supports this type of venue however he does not want to see this building sit empty or need a request for a zone change. Commissioner Mudder commented this building was a church. He does not want to see this as one of those churches that collapses due to not being utilized.

Chair Robinson called for a roll call vote: Huber: Yes; Lang: Yes; Mudder: Yes; Mayor Froelich: Yes; McLean: Yes; Smith: Hammond: Yes; Gardner: Yes; Renner: No; Chair Robinson: Yes. The motion passed.

3. *Consider a preliminary plat and zone change for Keidels South Heart Terrace 5th Addition tabled from April 27th meeting.* Commissioner Gardner was excused at this time due to a conflict of interest with this matter.

Rachel LaQua, Interim Planner, Interstate Engineering presented. The information is the same as was presented at the last meeting wherein the matter was tabled until this meeting.

STATEMENT/PURPOSE

Consider a preliminary plat and zone change for Keidels South Heart Terrace 5th Addition. This property is an approved PUD for Clover Grove subdivision.

BACKGROUND/ALTERNATIVES

Requested Preliminary Plat Background

This is the preliminary plat for Keidel's South Heart Terrace 5th Addition, located in the NW1/4 of

Section 3, T138N R81W, 5th PM, Morton County, ND, within city limits. This portion of the NW1/4 of Section 3 has been previously platted as Keidel’s South Heart Terrace 4th, which was vacated.

The applicant met with City staff numerous times between this item being tabled originally in fall 2025 and now. Most recently, the applicant met with city staff at a pre-planning meeting on April 2, 2026. Staff discussed some concerns regarding connectivity to the east at Clover Grove. Engineering staff had concerns with secondary access for fire and emergency services access.

Preliminary Plat Details

Total Area: 47.82 acres to be platted into 5 blocks with a total of 71 lots.

Configuration

The applicant proposes to create 5 blocks:

- Block 1 – 4 lots, ranging in size from 14,566 square feet to 19,204 square feet
- Block 2 – 16 lots, ranging in size from 14,398 square feet to 31,626 square feet
- Block 3 – 13 lots, ranging in size from 14,059 square feet to 20,749 square feet
- Block 4 – 18 lots, ranging in size from 11,418 square feet to 38,219 square feet
- Block 5 – 20 lots, ranging in size from 10,916 square feet to 389,818 square feet. Lot 20 is a drainage basin with a 40’ stormwater and drainage easement across Lot 19.

Access

Block 1 accesses onto 8th Ave SW. Block 2 is accessed via 8th Ave SW, Cobblestone Loop, and a cul-de-sac created by 7th Ave SW. Block 3 is accessed via 6th Ave SW, Cobblestone Loop, and 4th Ave SW. Block 4 is accessed via Cobblestone Loop, 4th Ave SW, and a cul-de-sac at 2nd Ave SW. Block 5 is accessed via Cobblestone Loop and a cul-de-sac coming off of Cobblestone Loop labeled Liffrog Court. Connection to existing roads is via extension of 8th Ave SW, 6th Ave SW, 4th Ave SW, and Cobblestone Loop from Keidel’s South Heart Terrace 3rd Addition directly to the north. Cobblestone Loop is also proposed to connect to 8th Ave. Cobblestone Loop abuts adjacent property to the south between Blocks 1 & 5. Proposed rights-of-way are 66 feet in width for Cobblestone Loops and 6th Ave SW, and 80 feet for 8th Ave SW and 4th Ave SW. The plat shows 8th Ave SW moving eastward from its current orientation and shows multifamily lots on the west side of 8th Ave. City staff had requested minimal access points along 8th Ave SW as the potential buildout and platting of the land to the south may include intensive uses such as a hotel, conference center, or school. 8th Ave SW will operate as a collector and therefore access to 8th Ave must be appropriately managed.

There is no access to the east of this subdivision. City staff had, after facilitating conversations with the proposed Clover Grove subdivision (approved PUD but which has not been subdivided) to the east, requested that at a minimum, staff would like to see an eastward right of way preserved through platting and/or a memorandum of understanding. The currently shown cul-de-sac on the east side of the subdivision does not allow for continuation of Liffrog Court into the coulee between the Keidel’s 5th Subdivision and Clover Grove. The applicant has noted that the construction of such a road would be costly. City staff acknowledged that but, in the interests of future connectivity, requested preservation of the option. This plat does not meet those requests. City staff have noted that this is a persistent occurrence on the south side of Mandan, with subdivisions being self-contained rather than providing east-west access, leading to a lack of connectivity for vehicular and pedestrian traffic and higher likelihood of future concerns as the south side of Mandan continues to develop.

Requested Zone Change R7 – Residential for: Lots 1-5 and 12-15, Block 2 Lots 6-9, Block 3 Lots 5-18, Block 4 Lots 1-19, Block 5.

RM – Residential for: Lots 1-4, Block 1 Lots 6-11 and 16, Block 2 Lots 1-5 and 10-13, Block 3 Lots 1-4, Block 4.

Adjacent Properties Zoning, Land Use and Future Land Use

Adjacent properties to the north and south is zoned R7 – Residential and Agriculture, to the east zoned RM – Residential and Agriculture; and to the west is public right-of-way and Agriculture. The Future Land Use Plan designates this area as Low Density Residential.

Staff Comments

- The preliminary plat does not contemplate access to Clover Grove to the east, either in actual dedication or preservation of right of way.
- The preliminary plat does not provide the required secondary access according to 2021 International Fire Code (IFC), Appendix D104.3 - Remoteness. “Where two fire apparatus roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.”
(a) The straight-line measurement between access roads is approximately 1,190 feet. The straight-line diagonal measurement of the platted area is approximately 2,504 feet. This produces a ratio of .475, which does not satisfy the remoteness requirement.
- Staff requested that the owner and applicant develop an updated plat with full connection to the east at Clover Grove.
- Lot 19 of Block 5 has no access and will not be able to be developed.

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 does not include 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 not be able to provide necessary public services, facilities and programs to serve the development allowed by the proposed subdivision at the time of development. Insufficient access is provided according to the 2021 IFC.
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 not consistent with the Comprehensive Plan, the Future Land Use Plan, and other plans and studies, policies and accepted planning practice;

The proposed subdivision would adversely affect the public health, safety and general welfare.

Findings of Fact

Zone Change

1. Fulfills the goals, objectives, and policies of the future land use plan; and
2. Fulfills the goals, objectives, and policies of other plans as may be adopted by the city. Public Outreach and Application Details This item has been published in the Mandan News as required. An application and fee were received on July 25, 2025. Letters were sent to eighty-two (82) adjacent property owners on April 9, 2026.

Interim Planner Laqua stated that over the last month there have been conversations between city staff and the applicant. City Engineer Jarek created an option for a potential roadway alignment that City Engineering has proposed. The city staff want to see preservation of right of way heading eastward from this subdivision to a potential subdivision on the east side of Keidels. This is the proposed right of way. This was proposed to the applicant who had concerns with it. They came back with a secondary proposal (today) which has an access heading straight south on Fourth and not providing access to the east. The city's evaluation review is that when additional access to the south would be preferred, city staff would like connectivity between the two subdivisions on the east side and a waiver of protest for future development done with the Development Agreement. The applicant would not be requested to put in the road at this time. City staff recommendation would still be to not approve the plat as it stands today.

Chair Robinson inquired that with the recommendation, is it because the city wants the plat to actually show that before the Commission takes action on it? The right of way to the east or to the south. LaQua stated that the applicant has not agreed to the right of way to the east. City staff believes there is a need for connectivity to the east. That would be the recommendation.

Chair Robinson inquired if there were any comments or questions.

Commissioner Renner inquired if the Clover Grove property goes all the way to the south? Is the road that the city is proposing going through Lifrig Court going to actually go to Clover Grove's property or is it too far south? LaQua replied she believed it goes slightly to the south but the road is a public right of way south of Clover Grove where there is an access easement that goes all the way south along the east boundary of Keidels. LaQua pulled up the zoning map showing it would hit the south boundary where Clover Grove is. City staff has noted that even if Clover Grove doesn't go forward there still should be connectivity to the east. That would be the recommendation. The question that came up has to do with why the connectivity to the east? With Clover Grove, there is a big gulch there, a ravine. LaQua said there may never be a need for this road. City staff would just like to preserve the option. One of the things that happened in the last several years, you can see where a road was intended to go between these two subdivisions and the right of way was not preserved and now there is no way to get a road between these two subdivisions to provide connectivity. Previous discussions involved concerns about this road and a fire risk. That was the major reason for access to the fire department.

Fire Chief Bitz explained these issues are complicated. He has met with city staff and the question came up if it is a connectivity issue or is it a fire issue? He stated that both are issues of concern. The intent of the Fire Code can be met. City staff and long term and best practices are followed, consideration is given to development as a city and it would preclude us if we don't preserve that right of way. The city is not asking for the street to be built today, rather preserving the right of way so that at some point if the road is

needed the city has the ability to build that road. For example, if a structure is built there, there would be no chance of that road being built. If a road comes in further to the south or if access is obtained, the proposal is to align that right of way today so that it could be vacated in the future if it's not needed and then turn it in to a developable lot. Chair Robinson inquired what would trigger opportunity to vacate it if no development occurs to the east? Is there a timeframe window? Chief Bitz replied that if the development does not happen to the east, very little development to the south would be able to occur without that secondary access, however, it will depend on what the development plans are to the south. The city would preserve that right of way until it is clearly evident that right of way will not be needed anymore. Commissioner McLean inquired of the chances of fire trucks going to go up that 8% graded, and not go to Fourth Avenue to get into the development as fast as possible for fire reasons only? Chief Bitz replied that the potential new road that the Engineering Department has designed is at 8% and the existing road is at 12% so it is less than the existing road. It's been ingress and egress wherein several studies wherein egress was cited for the direct result of casualty total. As a city those situations need to be discussed for long-term planning. Commissioner Lang stated previous discussion had to do with the cost of this road being put in and she inquired how far the fire department is away from this development? Interim Planner LaQua provided information on a map that showed a wide range of properties that would be assessed the cost of the road rather than assessed to the developer because the developer would not own enough of the property in order to pay for the whole road. Assistant City Engineer McAdoo provided information on the fire response map that will be presented to city staff. In this situation, it will take 10-12 minutes to respond to a fire in that area. The cost would be approximately \$1 to \$1.5 million, which is standard for a roadway reconstruction or new development projects. This area could be a potential location for Fire Station #3. Chief Bitz stated that the June 9, 2026 voting ballot addresses securing land for a funding source for a potential station sometime in the future. The goal is to get to a fire within four (4) minutes. Chair Robinson stated that for insurance purposes there is a cutoff line for "x" minutes/miles away (approximately seven (7) miles).

Open Public Hearing

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

Mike Liffbrig came forward and stated that the main issue being addressed is "fire". He provided information about the two access points and stated that Chief Bitz stated that the fire department can get the fire trucks there and that is acceptable. The only question would be on the far southeast corner (to be renamed Liffbrig Court) and that should be excluded because its only catching the front of that lot and the fire chief said the trucks can get through there. Thus, fire is not an issue and the fire code is being met. He commented that the City Engineer (Jarek) was pillowed for making a snake road wherein it should be clarified that he was not.

Mr. Liffbrig provided information of his future plans for this area. He has observed many positive things that have occurred in the Bismarck Mandan area in particular, Montessori facilities. He visioned this property would be the perfect place for the establishment of such a global campus. He explained that in the state of Nebraska there is a similar facility that displays metal structures of the Stations of the Cross, however, in place of stations his idea would be to establish structures portraying the stations of the child devoted to the principles of what is Montessori seen in children. The end result would make Mandan a destination in the world of teaching children the value of virtues of each individual child through

education. He stated that in his opinion the connectivity issue that has been discussed should not stop his vision plans and the discussions on connectivity have become cumbersome and non-productive and should not prevent what his vision is to move forward with his plans. He does not believe a through-street should be created because that road would essentially ruin the beautification of that area of the property.

Chair Robinson concurred with Mr. Liffrig's comments about the beauty of these particular lots in this area of Mandan. He commented that his opinion would be to take one of the lots to the north and dedicate an easement to the north on this property in order to salvage that corner. He inquired of Mr. Liffrig if he is adamant that an easement on that end on the east end of this development is not "in the cards"? Mr. Liffrig replied that is a correct statement.

Mayor Froelich stated that he agrees with the Montessori vision. He stated that no one is requesting Mr. Liffrig to build a road. There is no money that will be spent at this time or in the future, correct? Mr. Liffrig replied that is incorrect. Mayor Froelich commented that if the road were taken out, that would cost money, but as far as building a road, a road would not have to be built now, correct? Mr. Liffrig stated it is unclear to him when a road would have to be built. Mayor Froelich stated that Interim Planner LaQua mentioned that the cost of the road would be assessed to the entire neighborhood. LaQua stated that yes, the intent would be that the city would preserve the right of way through an easement to be developed at such a time that it becomes necessary and yes, it would be special assessed across the full development, potentially to the east and any development to the south. She noted that through the course of the discussions there have been several proposals on that southwest corner of which all of those have different traffic needs. However, those proposals are not part of the discussion being held today on this particular subdivision. Any development of that southwest corner may have different implications for when that road may be needed. The city staff is requesting that the right of way be preserved. Commissioner McLean commented that what the city is requesting is an easement that potentially will never build a road. Discussion ensued as to what lots (potentially) may be built on without disrupting the prime lots with views. Commissioner Renner commented that the decisions to be made are contingent upon what Liffrig will do developing further south. LaQua displayed the map of the right of way. LaQua explained that what the Commission has in front of them is the tabled version from the last meeting. Any recommendation presented would need to be contingent on future proposal(s). Assistant City Engineer McAddo explained that the plat was drawn up this way because the city would need a 66 foot right of way and Lot 16 does have a 65.76 foot explaining that was a recommendation where to put it. City Engineer Jerek did a slope roster optimization to figure out where the best place would be to place the road to minimize road grade changes. There would be no concerns on water and sewer services. Clover Grove would not tie into this point rather they tie in further to the north noting there is ample room to make up that grade in that road explaining that 8% is manageable without making the road steeper. It would be a street improvement district because it currently is gravel that is now marked as a public access easement. LaQua commented that the main concern from staff is to preserve access to the east noting that the chance of ever needing this road will be very slim rather the goal is to attempt to preserve connectivity between the two and maintain the ability for the southeast and southwest area for additional access points into the community.

Chair Robinson inquired that if this request is approved "as is" does it impact applications going forward for the same reasoning? Building Official Singer replied that as Fire Chief Bitz pointed out, for this piece of development it would work, however, when looking at planning the city looks forward and it severely hampers what can be done without getting back into the remoteness section discussion but as City

Engineer Jarek pointed out, if you keep taking a road and you keep going further south on the west side you are not going to not need it. They had the circle chart pulled up that meets it currently but as you go, it's not going end at that point. Chair Robinson stated that he wanted Mr. Liffrig to understand that there is a bigger picture here. Mr. Liffrig spoke up and stated he does not understand what was just said. He inquired how it would get worse as you go south? Interim Planner LaQua explained that the further south you go, the more development you put on to the same two roads. The city's ability to service those developments further south of the one being discussed becomes less because you have the same two roads servicing a greater number of schools, commercial, residential or whatever it is off of the same two roads that are sufficient for this particular development. In order to maintain (Liffrig's) future development the capacity south of this development, the city is asking for connectivity for additional areas and should it not be needed, it could be vacated. The city is attempting to preserve the developability of the properties to the south. Building Official Singer provided a map that shows the kind of the diagonal distance that the city went through that includes the entire development including the lot to the right side of what would no longer be called Liffrig Court within that circle. When going south, those are still the same two roads so there will be a whole other subdivision and now you can add that as your diagonal so that no longer becomes that point as it gets narrower. This is showing only the subdivision. City staff will need to have some way in the future for the south and by adding some planning for a right of way, that is the goal. Commissioner Renner commented that it does become contingent upon what is done down south wherein something will eventually be done there because it is known that there will be something done further south. The idea is that there will be access through 8th and there will be access through 4th. If one goes with 4th and goes farther south to where you get out of some of the elevation issue and then go east and tie into that access, there will be three points into all the future development plus it covers Liffrig's development now. Unfortunately, this discussion is not talking about the future, it's only talking about this little piece of property even though it is known that there will be more activity in the south.

Commissioner Renner inquired if it is appropriate to approve this request now. Interim Planner stated the city would recommend denial as is it right now because of those issues mentioned. The city anticipates that this south area will be get developed and there will be another access point to the east and therefore this easement will not be needed however, it has to be planned for. She commented that professionally, the city's job is to plan at least twenty-five (25) years into the future. Commissioner Smith inquired if the developer extended 4th down to the south as he offered taking those lots out of there, he voiced concern as staff stated, there is a slim chance that the city will use the proposed east line that they have and that proposed right of way. He agrees with the developer that will diminish the entire project. If there were a plat that came back extended the south line, that does produce flexibility in the future than if the plan would be to go further south and then over east and that would provide the city flexibility in the future.

Chair Robinson commented that it is a possibility that the actual physical access will occur further south. Fire Chief Bitz commented that the 4th Avenue proposed concept would almost be the same amount of development wherein he does not think it would allow for the proposal of the Montessori further south. He does not see how 4th Avenue eliminates the need for the secondary road. Chair Robinson commented that he believes the point is that eventually when the plan comes through, the connectivity to the east will occur in that space and that may have to be addressed by the next development. Fire Chief Bitz commented there may not be a concrete solution determined tonight without seeing the plan outlined in

draft format. Without a (future) plan in place at this time, it could create tying up land for possibly the next 20 to 30 years or so and that is not fair to the property owner(s).

Commissioner Huber commented there are two viable options: (1) Table the matter to allow time for something different to come back pursuing some of the ideas that have been presented. (2) Deny the request. She inquired of Mr. Liffrig if he would be open to research what has been discussed on 4th Avenue and then to have further conversations and getting something in writing and bring that back to this Commission in the future for discussion? Mr. Liffrig replied that he is not interested in doing that and that he is not going to agree to more delays. He requested the Commission deny his request and then he will proceed from that point taking into consideration that the Commission believes that plan is appropriate.

Rene Lafferty, 222 Cobblestone Loop Southwest came forward and stated that it is his opinion that this matter is moving backwards rather than forward. He understands the city needs to be proactive and look ahead 25-50 years for planning purposes however he recalls that at the last meeting a similar plat map was approved three (3) times and the second time it was approved there was plats that went south in the area of where the Montessori would be. It appears there is not a lot of faith in the Clover Grove happening which would necessitate that road connectivity issue. If that road is needed in the future for connectivity and Clover Grove never happens who will pay for the Collins development? Who will pay for that road that goes by his (Lafferty's) house? Will it be all the lots that are in title? Or, does the owner of what is now referred to as Clover Grove? Will he have to pay a portion of that even if it's not developed? The connectivity was the intent of that issue. Liffrig would pay half and Clover Grove would pay half. Now it sounds as if when the road will be put in, the neighborhood will be paying for it. It will not benefit Lafferty but it will benefit the Fire Department and the landowners south of Lafferty.

Trisha Schlosser came forward and stated she is a broker-owner of Century 21 Morrison and noted that Mike Liffrig is her client. She concurs that today's discussion is going backward having been informed today's discussion was to be about "fire". She voiced concerns about the safety of how steep the street is and how traffic will increase. With an easement located there, that will impact the value of those lots and it will impact buyer behavior and buyers set the market. Today's discussion was to be about fire, however, it turned into connectivity. She suggested finding another way to resolve the issues.

Justin Glaser, 230 Cobblestone Loop came forward and stated he has had discussions with Mr. Liffrig. He voiced concern that as pointed out, this matter has been approved multiple times and now with different individual in city government, attention has been turned to connectivity. He inquired what the proposed easement is connected to? To Clover Grove? That is the only place it goes wherein 19th is the east-west thoroughfare and always will be. The value is in the cul de sac. Bringing Clover Grove into the picture changes the game. The right of way easement does not connect to anything. Clover Grove can be accessed from 19th.

Chair Robinson inquired if there were any comments or questions.

Chair Robinson provided a final invitation to come forward to speak for or against the request for a preliminary plat and zone change for Keidels South Heart Terrace 5th Addition.

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

City Administrator Neubauer stated that city staff has put a ton of time and energy into this project to find a solution and City Engineer Jarek has presented to the developers. The city's job is to address plans and protect the interests of the community for the current time as well as into the future of up to 50 years from now and not just a developer at the present time. The proposals to bring an event center or a school to this area does change the game for city staff to deal with. He commended city staff who have worked on this matter over the last several years and their outlook for future development will be needed in the future.

Commissioner Mudder concurred with Administrator Neubauer that city staff have did a great job thus far in the management of this project. Commissioner Hammond and Chair Robinson expressed they agreed.

Commissioner Smith inquired if Mr. Liffriq prefers the Commission deny this request versus tabling it? Mr. Liffriq replied that he would prefer an approval. Commissioner Smith stated he would prefer this matter be tabled and that there would be an additional south road that would open up more options for Mr. Liffriq and for the city when the south plan(s) on 4th are decided.

Chair Robinson commented that the next plan would have to include connectivity back to the east. Commissioner Renner inquired how far the north-south easement goes to the south from 19th Street? LaQua stated she believes it goes down to the south line of this Keidel's Fifth and then back to the north to 19th. That access easement exists. The further away from 19th street will require access roads to that development.

Commissioner Mudder inquired of Liffriq if he does not want the Commission to table it until there is something to be approved? You want the Commission to deny it? Liffriq replied that it belongs to a non-profit Montessori group and he is one of the board members.

Interim Planner LaQua offered to simplify the discussion. The plat that is in front of the Commission does not include an easement to the east or 4th going through to the south. Currently in the plat there would be an opportunity for 8th to go to the south at a future point. There would be an opportunity for 6th to go to the south but there is no opportunity connection from 6th to 19th. The plat in front of the Commission does not have that connection to 4th. The city is not asking for anything to the south of this property. It would be taking out the lot that 4th would connect to the south to create the connection. The three options of the plat before the Commission with no 4th, approve it contingent on Liffriq coming back with an updated plat prior to the city commission for preliminary plat or prior to final plat; or to deny as presented or table so this can come back with an updated plan.

Chair Robinson said the challenge is that Engineer Abe Ulmer is not present for this discussion. He will have to do the work between now and the City Commission meeting.

All the discussions prior to a couple weeks ago or recently were the east connectivity and now it's to the south. Commissioner Smith stated that was not his intention, rather he was looking for an alternative wherein the road could connect to the east without having to do the proposed right of way through Liffrig's property, prime cul de sac, stating he does not want to see that happen.

Commissioner Renner inquired if the city would approve continuing with 4th Street going south and then forget about the easement through Liffrig Court? LaQua replied that city staff would prefer the connection to the east and that would be the recommendation is it goes to the City Commission. However, it would be acceptable for 4th Avenue going to the south because that would provide additional connectivity and additional opportunities for development of the south properties.

Chair Robinson inquired if there were any comments or questions.

Commissioner Smith moved to approve the plat in amendment form to provide access to the south off of Fourth Avenue.

Interim Planner LaQua inquired if that plat will be coming back to Planning and Zoning as a preliminary plat or is this to go forward to City Commission as a preliminary plat with amendment or is it to come back as final plat with the amendment? Chair Robinson replied that the discussion here is to go to the City Commission, if staff can prep it soon enough.

Commissioner McLean seconded the motion.

Chair Robinson asked if there were any questions on the motion.

Chair Robinson called for a roll call vote: Huber: Yes; Lang: Yes; Mudder: Yes; Mayor Froelich: No; Yes; McLean: Yes; Smith: Yes; Hammond: No; Renner: Yes; Chair Robinson: Yes. The motion passed.

D. OTHER BUSINESS

- 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 Renner to adjourn the meeting. Upon vote, the motion passed unanimously. The meeting adjourned at 7:30 p.m.*



Planning & Zoning Commission

Agenda Documentation

MEETING DATE: June 22, 2026
PREPARATION DATE: June 16, 2026
SUBMITTING DEPARTMENT: Planning
DEPARTMENT DIRECTOR: Jim Neubauer
PRESENTER: Dave Wiosna
SUBJECT: Consider a final plat for School District 8th Addition

STATEMENT/PURPOSE:

Consider a final plat School District 8th Addition

BACKGROUND/ALTERNATIVES:

Requested Final Plat **Background**

The preliminary plat was approved at the May 19, 2026 meeting of Mandan City Commission, contingent on the inclusion of a roundabout.

This is the final plat for School District 8th Addition, currently Lots 1 to 5, Block 2, School District First Addition Replat, located in the NE1/4 of Section 28, T139N R81W, 5th PM, Morton County, ND, within city limits.

Preliminary Plat Details

Total Area: 27.84 acres to be platted into 4 blocks with a total of 8 lots.

Configuration

The applicant proposes to create 4 blocks, which will preserve the existing ASA and Brave Center. Block 1 contains 3 lots, block 2 contains 1 lot, block 3 contains 3 lots, and block 4 contains 1 lot.

Access

Access is provided by proposed 9th St NW and 9th Ave NW, dividing the plat into roughly four quadrants. The east side of the plat, including lots 2 & 3, block 3, abut

Sunset Dr, 6th Ave NW, 8th St NW, and 8th Ave NW.

Proposed rights-of-way are approximately 66 feet in width for 9th Ave NW, and 60 feet for 8th St NW.

Zone Change

The zone change (Ordinance No. 1485) was previously approved by this commission and had final approval by City Commission on June 2, 2026.

The zoning was changed from Agriculture and CA – Commercial Districts to the following:

- R7 – Single-Family Residential for Lot 3, Block 1, and Lot 1, Block 4
- R3.2 – Two-Family Residential for Lot 3, Block 3
- CA – Commercial for Lot 2, Block 3
- CC - Commercial for Lots 1 & 2, Block 1; Lot 1, Block 2; and Lot 1, Block 3

Adjacent Properties Zoning, Land Use and Future Land Use

Adjacent property to the north is Agriculture, to the west and south are zoned R7 - Single-Family Residential; to the east is CA - Commercial, R3.2 - Two Family Residential, and RM - Multi Family Residential.

The Future Land Use Plan designates the property as Park on the north side of the property and Public/Semi-Public on the south portion.

Staff Comments

- Right of way has been carved out for a roundabout at the intersection of 9th Ave NW and 9th St NW
- The requested zone change for Lots 1 & 2, Block 1, Lot 1, Block 3, and Lot 1, Block 2 to CC – Commercial/Light Industrial Transition is to allow for uses in the public recreation use group, which allows for parks and other public recreation facilities.

Findings of Fact **Final 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 and generally consistent with the Future Land Use Plan.
8. The proposed subdivision would not adversely affect the public health, safety and general welfare.

**Findings of Fact
Zone Change**

1. Fulfills the goals, objectives, and policies of the future land use plan; and
2. Fulfills the goals, objectives, and policies of other plans as may be adopted by the city.

Public Outreach and Application Details

This item has been published in the Mandan News as required. An application and fee were received on May 26, 2026. Letters were sent to 161 adjacent property owners on June 4, 2026.

ATTACHMENTS:

1. Application_Redacted
2. School District 8th Add. Final Plat
3. Ordinance 1485
4. Location Map

FISCAL IMPACT:

N/A

STAFF IMPACT:

There has been significant staff time reviewing the proposed development.

LEGAL REVIEW:

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

RECOMMENDATION:

Staff recommends approval of the final plat for School District 8th Addition.

SUGGESTED MOTION:

Approve: I move to approve the final plat for School District 8th Addition.

Deny: I move to deny the final plat for School District 8th Addition.

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

Engineer/Surveyor			Property Owner or Applicant		
Name Mark Isaacs - ILSE Inc			Name Mandan School District #1		
Address [REDACTED]			Address [REDACTED]		
City Mandan	State ND	Zip 58554	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				
<input checked="" type="checkbox"/>	City	<input type="checkbox"/>	ETA	<input type="checkbox"/>	New	<input checked="" type="checkbox"/>	Addition	R7 & CA		School District 8th Addition
Property Address					Legal Description					
905 8th Avenue, Mandan, ND 58554					School District 1st Addition					
Current Use										
Vacant and Sports Building					Lots 1 to 5, Block 2 & Part of Northeast Quarter					
Proposed Use										
Unknown					Section 28	Township 139	Range 81			
Parcel Size	Building Footprint	Stories	Building SF	Required Parking	Provided Parking					
27.76 Acres	NA	NA	NA	NA	NA					

Print Name <i>Ryan Lagasse</i>	Signature <i>[Signature]</i>	Date 3/27/26
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Office Use Only			
Date Received:	Initials: <i>YMM</i>	Fees Paid: \$1100	Date: 3-27-2026
Notice in paper	Mailed to neighbors	P&Z meeting	<i>450 final 5-26-26</i>
<input type="checkbox"/>	Approved	Approved with conditions:	
<input type="checkbox"/>	Denied		

CITY OF MANDAN			
Development Review Application			
<input type="checkbox"/>	Minor Plat (\$300)	<input checked="" type="checkbox"/>	Zone Change (\$600)
<input type="checkbox"/>	Preliminary Plat up to 20 acres (\$450)	<input type="checkbox"/>	Planned Unit Development (\$700)
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<input type="checkbox"/>	Final Plat more than 40 lots (\$750)	<input type="checkbox"/>	Stormwater submittal (\$300)
<input type="checkbox"/>	Annexation (\$450)	<input type="checkbox"/>	Stormwater 2 nd & subsequent resubmittal (\$50)
<input type="checkbox"/>	Masterplanned Subdivision (not accepted without preliminary plat) (\$250)	<input type="checkbox"/>	Document Recording (\$30)
<input type="checkbox"/>	Appeals to Administrative Denials (Variance to Non-zoning/Non-subdivision regulations) (\$250)		
Summary of Request (Add separate sheet(s) as necessary)			
Plat to re-configure lots, dedicate right of way and vacate right of way and easements.			

Engineer/Surveyor			Property Owner or Applicant		
Name Mark Isaacs - ILSE Inc			Name Mandan Park District		
Address [REDACTED]			Address [REDACTED]		
City Mandan	State ND	Zip 58554	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.					

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Property Address				Legal Description			
905 8th Avenue, Mandan, ND 58554				School District 1st Addition			
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Vacant and Sports Building				Lots 1 to 5, Block 2 & Part of Northeast Quarter			
Unknown				Section 28	Township 139	Range 81	
Parcel Size	Building Footprint	Stories	Building SF	Required Parking		Provided Parking	
27.76 Acres	NA	NA	NA	NA		NA	

Print Name <i>Cole Hill</i>	Signature <i>[Signature]</i>	Date 3-27-26
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Office Use Only			
Date Received:	Initials: ym	Fees Paid: \$ 1100	Date: 3-27-2026
Notice in paper	Mailed to neighbors	P&Z meeting: 450 final 5-26-26	
<input type="checkbox"/>	Approved with conditions:		
<input type="checkbox"/>	Denied		

CITY OF MANDAN			
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Summary of Request (Add separate sheet(s) as necessary)			
Plat to re-configure lots, dedicate right of way and vacate right of way and easements.			

Engineer/Surveyor			Property Owner or Applicant		
Name Mark Isaacs - ILSE Inc			Name City of Mandan		
Address [REDACTED]			Address [REDACTED]		
City Mandan	State ND	Zip 58554	City Mandan	State ND	Zip 58554
email [REDACTED]			email [REDACTED]		
Phone [REDACTED]		Fax [REDACTED]	Phone [REDACTED]		Fax [REDACTED]
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Unknown					Section 28	Township 139	Range 81			
Parcel Size	Building Footprint	Stories	Building SF	Required Parking	Provided Parking					
27.76 Acres	NA	NA	NA	NA	NA					

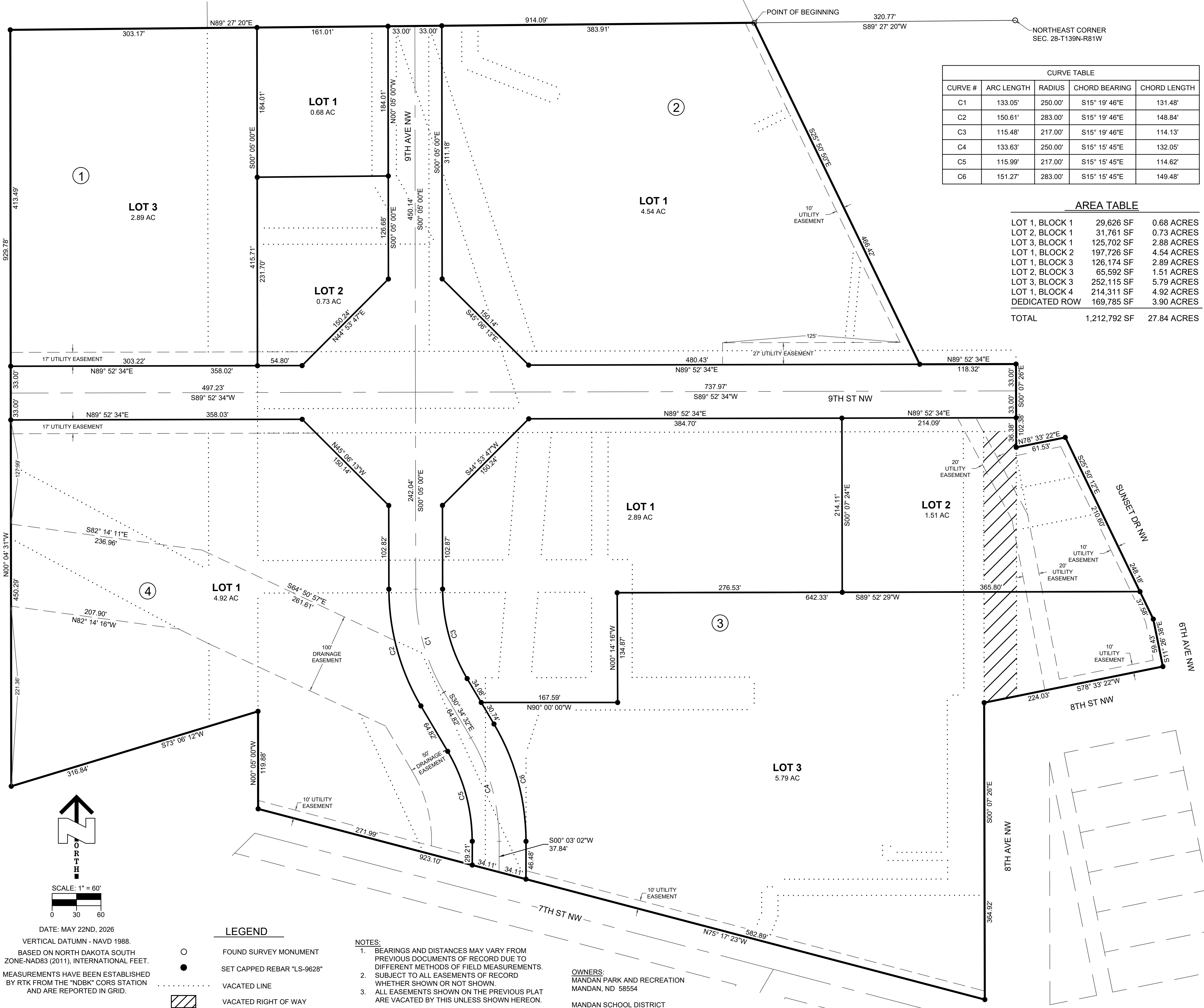
Print Name Jim Neuhauer	Signature <i>Jim Neuhauer</i>	Date 3/27/26
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Office Use Only			
Date Received:	Initials: <i>Ym</i>	Fees Paid: \$1100	Date: 3-27-2026
Notice in paper	Mailed to neighbors	P&Z meeting \$450 final 5-26-26	
<input type="checkbox"/>	Approved	Approved with conditions:	
<input type="checkbox"/>	Denied		

SCHOOL DISTRICT 8TH ADDITION

TO THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA

LOTS 1 TO 5, BLOCK 2 AND LOTS 1 TO 3, BLOCK 3 IN SCHOOL DISTRICT FIRST ADDITION REPLAT AND VACATED RIGHT OF WAY, ALL PART OF THE NE 1/4 IN SECTION 28, T139N, R81W



PROPERTY DESCRIPTION
 ALL OF LOTS 1 TO 5, BLOCK 2 AND LOTS 1 TO 3, BLOCK 3 IN SCHOOL DISTRICT FIRST ADDITION REPLAT IN THE CITY OF MANDAN, NORTH DAKOTA, AND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 139 NORTH, RANGE 81 WEST OF THE 5TH PRINCIPAL MERIDIAN, MORTON COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH 89° 27' 20" WEST A DISTANCE OF 320.77 FEET TO THE NORTHEAST CORNER OF LOT 3 BLOCK 2 IN SCHOOL DISTRICT FIRST ADDITION REPLAT, BEING THE POINT OF BEGINNING; THENCE SOUTH 25° 50' 50" EAST A DISTANCE OF 466.42 FEET; THENCE NORTH 89° 52' 34" EAST A DISTANCE OF 118.32 FEET; THENCE SOUTH 00° 07' 28" EAST A DISTANCE OF 102.38 FEET; THENCE NORTH 78° 33' 22" EAST A DISTANCE OF 61.53 FEET; THENCE SOUTH 25° 50' 12" EAST A DISTANCE OF 244.03 FEET TO THE WEST RIGHT OF WAY LINE OF 8TH AVENUE NW; THENCE SOUTH 00° 07' 26" EAST ON SAID WEST LINE A DISTANCE OF 364.92 FEET TO THE NORTH RIGHT OF WAY LINE OF 7TH STREET NW; THENCE NORTH 75° 17' 23" WEST ON SAID NORTH LINE A DISTANCE OF 923.10 FEET; THENCE NORTH 00° 05' 00" WEST A DISTANCE OF 119.88 FEET; THENCE SOUTH 73° 06' 12" WEST A DISTANCE OF 316.84 FEET; THENCE NORTH 00° 04' 31" WEST A DISTANCE OF 929.78 FEET; THENCE NORTH 89° 27' 20" EAST A DISTANCE OF 914.09 FEET TO THE POINT OF BEGINNING, CONTAINING 27.84 ACRES MORE OR LESS AND SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS OF RECORD.

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	133.05'	250.00'	S15° 19' 46"E	131.48'
C2	150.61'	283.00'	S15° 19' 46"E	148.84'
C3	115.48'	217.00'	S15° 19' 46"E	114.13'
C4	133.63'	250.00'	S15° 15' 45"E	132.05'
C5	115.99'	217.00'	S15° 15' 45"E	114.62'
C6	151.27'	283.00'	S15° 15' 45"E	149.48'

AREA TABLE			
LOT 1, BLOCK 1	29,626 SF	0.68 ACRES	
LOT 2, BLOCK 1	31,761 SF	0.73 ACRES	
LOT 3, BLOCK 2	125,702 SF	2.88 ACRES	
LOT 1, BLOCK 2	197,726 SF	4.54 ACRES	
LOT 1, BLOCK 3	126,174 SF	2.89 ACRES	
LOT 2, BLOCK 3	65,592 SF	1.51 ACRES	
LOT 3, BLOCK 3	252,115 SF	5.79 ACRES	
LOT 1, BLOCK 4	214,311 SF	4.92 ACRES	
DEDICATED ROW	169,785 SF	3.90 ACRES	
TOTAL	1,212,792 SF	27.84 ACRES	

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

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

RYAN LAGASSE - BUSINESS MANAGER
 MANDAN SCHOOL DISTRICT #1
 STATE OF _____)
 COUNTY OF _____) SS
 SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, THIS _____ DAY OF _____, 20____.
 NOTARY PUBLIC _____

PLANNING COMMISSION APPROVAL
 THE SUBDIVISION SHOWN HEREON HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MANDAN ON THIS _____ DAY OF _____, 20____, 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 MOSER - SECRETARY

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

JIM NEUBAUER - CITY ADMINISTRATOR
 JAMES FROELICH - PRESIDENT OF THE BOARD OF CITY COMMISSIONERS

I, JAREK WIGNESS, CITY ENGINEER FOR THE CITY OF MANDAN, NORTH DAKOTA, HEREBY APPROVES "SCHOOL DISTRICT 8TH ADDITION" OF THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

JAREK WIGNESS, PE

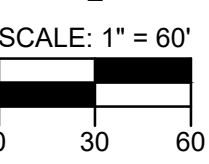
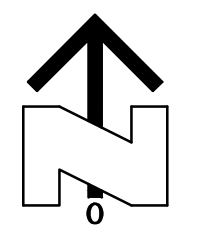
SCHOOL DISTRICT 8TH ADDITION LOTS 1 TO 5, BLOCK 2 LOTS 1 TO 3, BLOCK 3 IN SCHOOL DISTRICT 1ST ADDITION REPLAT MANDAN, NORTH DAKOTA		
SHEET: 1 OF 1 SCALE: 1" = 60' DRAWN BY: MRI DWG DATE: 5/22/26 DWG NAME: 25111 Final Plat.dwg	JOB NUMBER: 25111 DWG REVISION DATES:	
DATE: MAY 22ND, 2026 VERTICAL DATUM - NAVD 1988 BASED ON NORTH DAKOTA SOUTH ZONE-NAD83 (2011), INTERNATIONAL FEET. MEASUREMENTS HAVE BEEN ESTABLISHED BY RTK FROM THE "NDBK" CORS STATION AND ARE REPORTED IN GRID.		4215 Old Red Trail NW Mandan, ND 58554 Phone: 701-653-5184 Cell: 701-595-2079 mark@isurveynd.com

LEGEND

- FOUND SURVEY MONUMENT
- SET CAPPED REBAR "LS-9628"
- VACATED LINE
- /// VACATED RIGHT OF WAY

NOTES:
 1. BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENTS.
 2. SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN OR NOT SHOWN.
 3. ALL EASEMENTS SHOWN ON THE PREVIOUS PLAT ARE VACATED BY THIS UNLESS SHOWN HEREON.

OWNERS:
 MANDAN PARK AND RECREATION
 MANDAN, ND 58554
 MANDAN SCHOOL DISTRICT
 MANDAN, ND 58554



ORDINANCE NO. 1485

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

WHEREAS, The Mandan Land Use and Transportation Plan designates the subject property as Public and Park land; and

WHEREAS, Adjacent properties to the north and south is zoned R7 – Residential Single Family and Agriculture, to the east zoned R3.2 – Two-Family Residential; and to the west is R7; and

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

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

SCHOOL DISTRICT 8TH ADDITION IN SECTION 28, TOWNSHIP 139N, RANGE 81W, CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA:

SAID TRACT OF LAND CONTAINING 27.84 ACRES, MORE OR LESS.

- shall be removed from the Agriculture and CA – Commercial Districts and shall be included in the following:

R7 – Single-Family Residential for Lot 3, Block 1, and Lot 1, Block 4

R3.2 – Two-Family Residential for Lot 3, Block 3

CA – Commercial for Lot 2, Block 3

CC - Commercial for Lots 1 & 2, Block 1; Lot 1, Block 2; and Lot 1, Block 3

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

James Froelich, President
Board of City Commissioners

Attest:

Jim Neubauer
City Administrator

Planning and Zoning Commission: April 27, 2026
First Consideration: May 19, 2026
Second Consideration and Final Passage: June 2, 2026



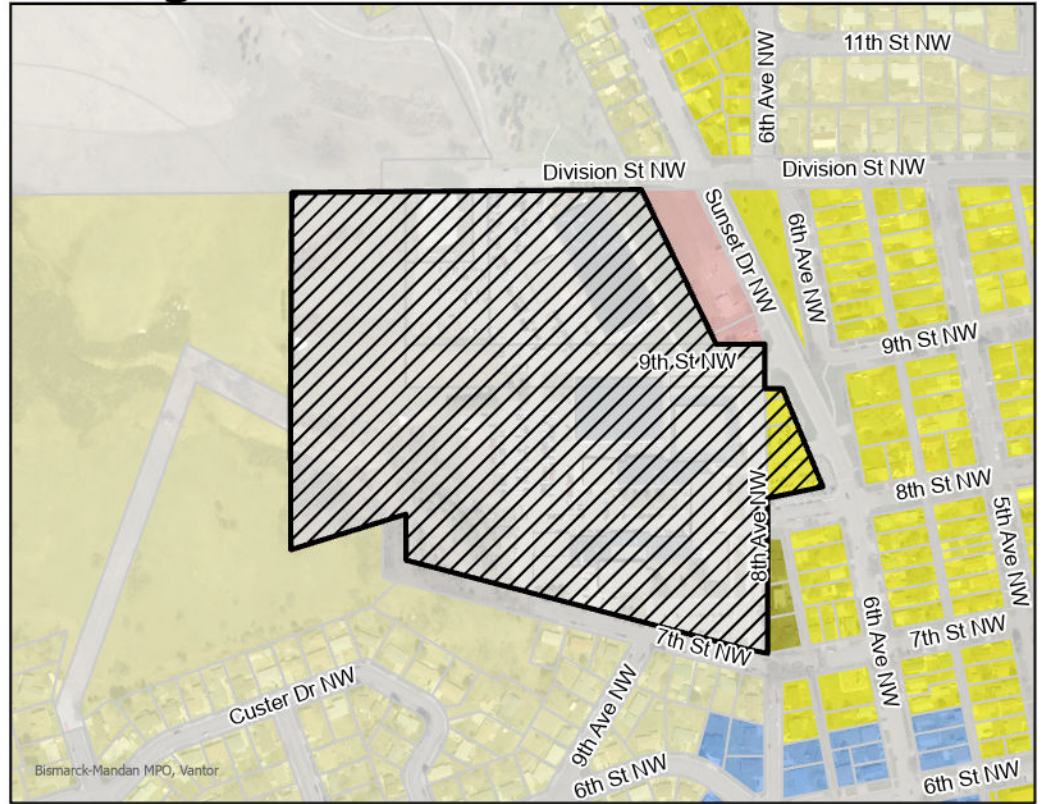
Zoning and Future Land Use Reference Map

School District 8th

Zoning

Zoning Map Key

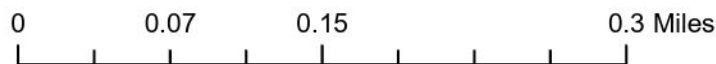
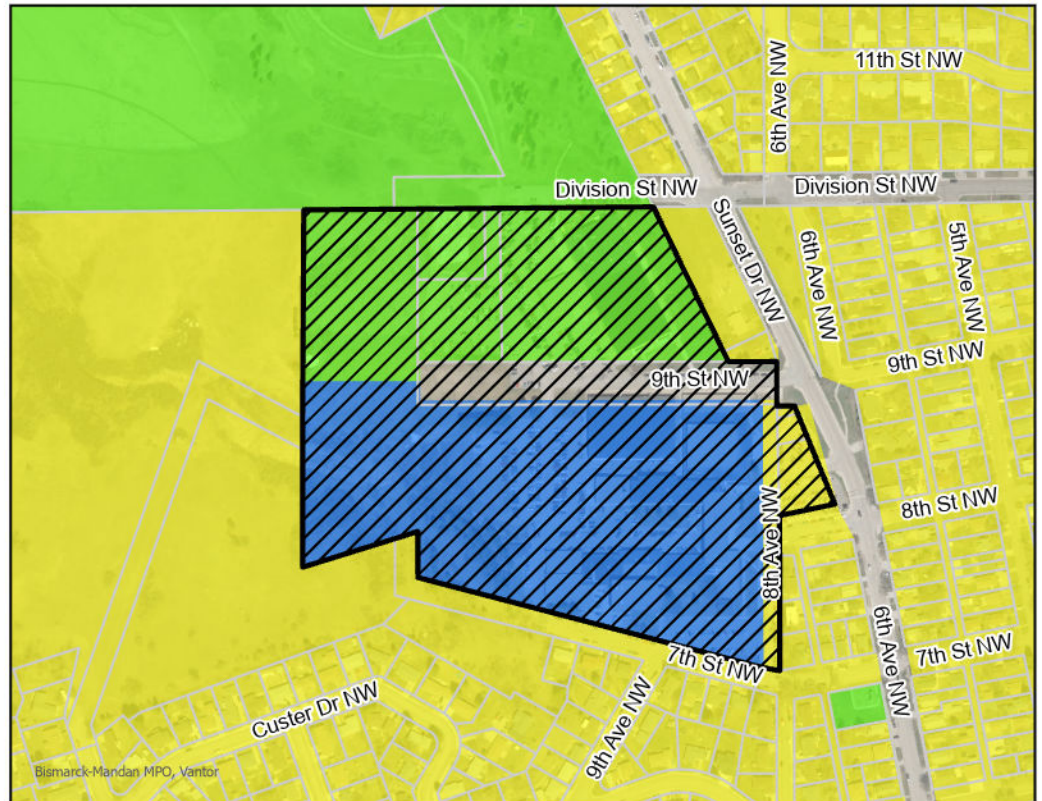
- | | |
|---------------------------------------------|---------------------------------------------------|
| Agriculture - City of Mandan | MC - Heavy Commercial/Light Industrial Restricted |
| Agriculture - Morton County | MD - Heavy Commercial/Heavy Industrial Restricted |
| CA - Neighborhood Commercial | 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 |





Planning & Zoning Commission

Agenda Documentation

MEETING DATE: June 22, 2026
PREPARATION DATE: June 16, 2026
SUBMITTING DEPARTMENT: Planning
DEPARTMENT DIRECTOR: Jim Neubauer
PRESENTER: Dave Wiosna
SUBJECT: Consider a final plat and a special use permit amendment for Lakewood Commercial Park 7th Addition

STATEMENT/PURPOSE:

Consider a final plat and a special use permit amendment for Lakewood Commercial Park 7th Addition

BACKGROUND/ALTERNATIVES:

Requested Final Plat

Background

This is the final plat for the Lakewood Commercial Park 7th Addition, located in Lots 1B & 4, Block 1, Lakewood Commercial, Lots 2 & 3, Block 1, Koch's Lakewood Villas and Lot 2, Block 1, Koch's Lakewood Villas 2nd Addition, all located in Section 6, T138N R80W, 5th PM, Morton County, ND, within city limits. The applicant proposes to combine Lot 1B, Block 1, Lakewood Commercial and Lot 1, Block 1, Koch's Lakewood Villas 2nd Addition and to replat the remaining lots. The applicant wishes to subdivide in order to develop vacant land and convey additional space to current landowners.

Final Plat Details

Total Area: 2.9 acres (124,449 square feet) to be platted into Lot 1 (84,430 square feet), Lot 2 (5,844 square feet), Lot 3 (8,226 square feet), Lot 4 (8,227 square feet), Lot 5 (8,223 square feet), and Lot 6 (12,501 square feet), all Block 1.

Configuration

Six lots, all within Block 1. Lot 1 occupies over 60% of the plat area and contains a large low-lying area occupying the east 1/3. A 15' utility easement runs along the backs of

Lots 3, 4, 5, and 6.

Access

Access to lots 3, 4, 5, and 6 is via Nash Lane. Access to Lot 2 is via Shoal Loop SE. Lot 1 could be accessed from 40th Ave SE.

Adjacent Properties Zoning, Land Use and Future Land Use

This property and all surrounding properties are zoned CB - Commercial. The Future Land Use Plan designates this property as High Density Residential.

Staff Comments

- The final plat appears to protect access to existing and proposed lots.
- Lot 1 has a large retention pond area, making that portion of the lot unlikely to be developed.

Findings of Fact

Final Plat

- All technical requirements for consideration of a final plat have been met;
- 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;
- 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;
- 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.
- 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;
- The proposed subdivision is consistent with the general intent and purpose of the zoning ordinance;
- The proposed subdivision is consistent with the Comprehensive Plan, the Future Land Use Plan, and other plans and studies, policies and accepted planning practice;

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

Requested Special Use Permit Amendment **Background**

This is an amendment to an existing special use permit issued August 19, 2025. The amendment is needed to include a newly acquired and recently replatted city lot. The original permit was for multi-use shops. This amendment would maintain the conditions set forth in the original permit.

Property

The application plans for 10 shop condos of approximately 1,800 square feet each and 10 shop condos of approximately 1,200 square feet each. There are 60 parking spaces provided for the shop condos, or 1 parking spot per 400 square feet.

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?

The application states that the proposed development will be visually attractive and maintain and or enhance the appearance of the area.

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 application states that CCRs will be in place so as to not disrupt the neighborhood.

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.

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.

Public Outreach and Application Details

This item has been published in the Mandan News as required. An application and fee was received on April 24, 2026. Letter to ninety-six adjacent property owners were sent on May 7, 2026.

ATTACHMENTS:

1. Final Plat Applications - redacted
2. Lakewood Comm. Park 7th final plat
3. Special Use Permit Application_Redacted
4. Additional Submittals
5. Special Use Permit
6. Construction Drawing - The Bays at Lakewood
7. Mittleider Site Layout

FISCAL IMPACT:

N/A

STAFF IMPACT:

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

LEGAL REVIEW:

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

RECOMMENDATION:

Staff recommends approval of the final plat and amended Special Use Permit for Lakewood Commercial Park 7th Addition. Contingent on final documents for Condominium Declaration, Easements, Covenants, Restrictions and Bylaws.

SUGGESTED MOTION:

I move to approve the final plat and amended Special Use Permit for Lakewood

Planning & Zoning Commission

Agenda Documentation

June 22, 2026

Subject: Consider a final plat and a special use permit amendment for Lakewood Commercial Park 7th Addition

Page 5 of 5

Commercial Park 7th Addition. Contingent on final documents for Condominium Declaration, Easements, Covenants, Restrictions and Bylaws.

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

Engineer/Surveyor			Property Owner or Applicant		
Name Swenson Hagen & Co			Name Steve & Erica Mittleider		
Address [REDACTED]			Address [REDACTED]		
City	State	Zip	City	State	Zip
Bismarck	ND	58504	Mandan	ND	58554
email			email		
[REDACTED]			[REDACTED]		
Phone		Fax	Phone		Fax
[REDACTED]		[REDACTED]	[REDACTED]		[REDACTED]
If the applicant is not the current owner, the current owner must submit a notarized statement authorizing the applicant to proceed with the request.					

Location		Type		Existing Zone	Proposed Zone	Project Name	
<input checked="" type="checkbox"/> City	ETA	<input type="checkbox"/> New	<input type="checkbox"/> Addition	CB	TBD	TBD	
Property Address				Legal Description			
2510 40th Ave SE				Multiple lots/subdivisions			
Current Use				Proposed Use			
Vacant/Twins Homes/4-Plex				Shop condos/twin homes/4-Plex			
Section 6		Township 138		Range 80			
Parcel Size	Building Footprint	Stories	Building SF	Required Parking	Provided Parking		
3.5 ac +/-							

Print Name Steven Mittleider Erica Mittleider		Signature <i>Steven Mittleider</i> <i>Erica Mittleider</i>		Date 3-24-26 3-24-26
Office Use Only				
Date Received:	Initials: <i>nm</i>	Fees Paid: \$ 450	Date 4-24-2026	
Notice in paper	Mailed to neighbors	P&Z meeting		
<input type="checkbox"/> Approved	Approved with conditions:			
<input type="checkbox"/> Denied				

CITY OF MANDAN	
Development Review Application	
Minor Plat (\$300)	Zone Change (\$600)
Preliminary Plat up to 20 acres (\$450)	Planned Unit Development (\$700)
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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)	
Subdividing to allow the development of vacant land, and convey additional space to neighboring property owners.	

Engineer/Surveyor			Property Owner or Applicant		
Name Swenson Hagen & Co			Name LARRY & REBECCA MAGSTADT		
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	
<input checked="" type="checkbox"/> City	ETA	New	Addition	CB	TBD	TBD	
Property Address				Legal Description			
2510 40th Ave SE				Multiple lots/subdivisions			
Current Use				[Redacted]			
Vacant/Twins Homes/4-Plex				[Redacted]			
Proposed Use				[Redacted]			
Shop condos/twin homes/4-Plex				Section 6	Township 138	Range 80	
Parcel Size	Building Footprint	Stories	Building SF	Required Parking		Provided Parking	
3.5 ac +/-							

Print Name <i>Larry L. Magstadt</i>	Signature <i>[Signature]</i>	Date <i>3/24/26</i>
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Office Use Only			
Date Received:	Initials: <i>nm</i>	Fees Paid: \$ <i>450</i>	Date <i>4/24/26</i>
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Approved	Approved with conditions:		
Denied			

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Subdividing to allow the development of vacant land, and convey additional space to neighboring property owners.	

Engineer/Surveyor			Property Owner or Applicant		
Name Swenson Hagen & Co			Name CARLA & RONALD TOSO		
Address [Redacted]			Address [Redacted]		
City	State	Zip	City	State	Zip
Bismarck	ND	58504	Mandan	ND	58554
email			email		
[Redacted]			[Redacted]		
Phone		Fax	Phone		Fax
[Redacted]		[Redacted]	[Redacted]		[Redacted]
If the applicant is not the current owner, the current owner must submit a notarized statement authorizing the applicant to proceed with the request.					

Location		Type		Existing Zone	Proposed Zone	Project Name	
<input checked="" type="checkbox"/> City	ETA	<input type="checkbox"/> New	<input type="checkbox"/> Addition	CB	TBD	TBD	
Property Address				Legal Description			
2510 40th Ave SE				Multiple lots/subdivisions			
Current Use				Proposed Use			
Vacant/Twins Homes/4-Plex				Shop condos/twin homes/4-Plex			
				Section 6	Township 138	Range 80	
Parcel Size	Building Footprint	Stories	Building SF	Required Parking		Provided Parking	
3.5 ac +/-							

Print Name Ronald K. Toso	Signature <i>Ronald K. Toso</i>	Date 3-20-26
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Office Use Only			
Date Received:	Initials: <i>ym</i>	Fees Paid: \$ 450	Date: 4/24/26
Notice in paper	Mailed to neighbors	P&Z meeting	
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Summary of Request (Add separate sheet(s) as necessary)	
Subdividing to allow the development of vacant land, and convey additional space to neighboring property owners.	

Engineer/Surveyor			Property Owner or Applicant		
Name Swenson Hagen & Co			Name CHARLES & MARY WEIAND		
Address [REDACTED]			Address [REDACTED]		
City	State	Zip	City	State	Zip
Bismarck	ND	58504	Mandan	ND	58554
Phone [REDACTED]			Phone [REDACTED]		
Fax [REDACTED]			Fax [REDACTED]		
If the applicant is not the current owner, the current owner must submit a notarized statement authorizing the applicant to proceed with the request.					

Location		Type		Existing Zone	Proposed Zone	Project Name	
<input checked="" type="checkbox"/> City	ETA	<input type="checkbox"/> New	<input type="checkbox"/> Addition	CB	TBD	TBD	
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Vacant/ Twins Homes/4-Plex				Shop condos/twin homes/4-Plex			
Section 6		Township 138		Range 80			
Parcel Size	Building Footprint	Stories	Building SF	Required Parking	Provided Parking		
3.5 ac +/-							

Print Name Charles L. WEIAND	Signature 	Date 3-17-20
----------------------------------------	----------------------------------------------------------------------------------------------------------	------------------------

Office Use Only			
Date Received:	Initials: nm	Fees Paid: \$ 450	Date: 4/24/26
Notice in paper	Mailed to neighbors	P&Z meeting	
<input type="checkbox"/> Approved	Approved with conditions:		
<input type="checkbox"/> Denied			

CITY OF MANDAN	
Development Review Application	
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<input type="checkbox"/>	Annexation (\$450)
<input type="checkbox"/>	Stormwater submittal (\$300)
<input type="checkbox"/>	Masterplanned Subdivision (not accepted without preliminary plat) (\$250)
<input type="checkbox"/>	Stormwater 2 nd & subsequent resubmittal (\$50)
<input type="checkbox"/>	Appeals to Administrative Denials (Variance to Non-zoning/Non-subdivision regulations) (\$250)
<input type="checkbox"/>	Document Recording (\$30)
Summary of Request (Add separate sheet(s) as necessary)	
Subdividing to allow the development of vacant land, and convey additional space to neighboring property owners.	

Engineer/Surveyor			Property Owner or Applicant		
Name Swenson Hagen & Co			Name THOMAS & JUDE BURAU		
Address 3002 Airway Ave			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
<input checked="" type="checkbox"/>	City	ETA	New	Addition	CB	TBD
Property Address				Legal Description		
2510 40th Ave SE				Multiple lots/subdivisions		
Current Use						
Vacant/Twins Homes/4-Plex						
Proposed Use						
Shop condos/twin homes/4-Plex				Section 6	Township 138	Range 80
Parcel Size	Building Footprint	Stories	Building SF	Required Parking	Provided Parking	
3.5 ac +/-						

Print Name Thomas Bureau	Signature <i>Thomas F. Bureau</i>	Date 3/19/2026
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Office Use Only			
Date Received:	Initials: nm	Fees Paid: \$ 450	Date 4/24/26
Notice in paper	Mailed to neighbors	P&Z meeting	
<input type="checkbox"/> Approved	Approved with conditions:		
<input type="checkbox"/> Denied			

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

Engineer/Surveyor			Property Owner or Applicant		
Name Swenson Hagen & Co			Name DEAN MORAST LIVING TRUST		
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	
<input checked="" type="checkbox"/> City	ETA	<input type="checkbox"/> New	<input type="checkbox"/> Addition	CB	TBD	TBD	
Property Address				Legal Description			
2510 40th Ave SE				Multiple lots/subdivisions			
Current Use				[REDACTED]			
Vacant/Twins Homes/4-Plex				[REDACTED]			
Proposed Use				[REDACTED]			
Shop condos/twin homes/4-Plex				Section 6	Township 138	Range 80	
Parcel Size	Building Footprint	Stories	Building SF	Required Parking		Provided Parking	
3.5 ac +/-							

Print Name <i>Dean Morast</i>	Signature <i>Dean Morast</i>	Date <i>3-19-26</i>
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Office Use Only			
Date Received:	Initials: <i>nm</i>	Fees Paid: \$ <i>450</i>	Date <i>4/24/26</i>
Notice in paper	Mailed to neighbors	P&Z meeting	
<input type="checkbox"/> Approved	Approved with conditions:		
<input type="checkbox"/> Denied			

LAKWOOD COMMERCIAL PARK SEVENTH ADDITION

BEING A REPLAT OF LOT 1B BLOCK 1 LAKEWOOD COMMERCIAL PARK THIRD ADDITION FOURTH REPLAT, LOTS 1 & 2 BLOCK 1 KOCHS LAKEWOOD VILLAS 2ND ADDITION, LOT 4 BLOCK 1 LAKEWOOD COMMERCIAL PRK THIRD ADDITION THIRD REPLAT, AND LOTS 2 & 3 BLOCK 1 KOCH'S LAKEWOOD VILLAS

OF THE NW 1/4 OF SECTION 6, TOWNSHIP 138 NORTH, RANGE 80 WEST OF THE FIFTH PRINCIPAL MERIDIAN

MANDAN, MORTON COUNTY, NORTH DAKOTA

DESCRIPTION

BEING A REPLAT OF LOT 1B BLOCK 1 LAKEWOOD COMMERCIAL PARK THIRD ADDITION FOURTH REPLAT, LOTS 1 & 2 BLOCK 1 KOCHS LAKEWOOD VILLAS 2ND ADDITION, LOT 4 BLOCK 1 LAKEWOOD COMMERCIAL PRK THIRD ADDITION THIRD REPLAT, AND LOTS 2 & 3 BLOCK 1 KOCH'S LAKEWOOD VILLAS OF THE NW 1/4 OF SECTION 6, TOWNSHIP 138 NORTH, RANGE 80 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MANDAN, MORTON COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1A BLOCK 1 LAKEWOOD COMMERCIAL PARK THIRD ADDITION FOURTH REPLAT; THENCE SOUTH 89 DEGREES 20 MINUTES 32 SECONDS EAST, ON THE SOUTH LINE OF SAID LOT 1A, A DISTANCE OF 200.03 FEET TO THE EAST LINE OF SAID LOT 1A; THENCE NORTH 00 DEGREES 04 MINUTES 19 SECONDS WEST, ON SAID EAST LINE, A DISTANCE OF 37.24 FEET TO THE SOUTH LINE OF LAKEWOOD COMMERCIAL PARK THIRD ADDITION THIRD REPLAT; THENCE SOUTH 89 DEGREES 31 MINUTES 41 SECONDS EAST, ON SAID SOUTH LINE, A DISTANCE OF 73.02 FEET; THENCE NORTH 62 DEGREES 45 MINUTES 30 SECONDS EAST, CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 39.24 FEET TO THE EAST LINE OF LOT 3 BLOCK 1 LAKEWOOD COMMERCIAL PARK THIRD ADDITION THIRD REPLAT; THENCE NORTH 00 DEGREES 20 MINUTES 20 SECONDS EAST, ON SAID EAST LINE, A DISTANCE OF 89.67 FEET TO THE SOUTH LINE OF SHOAL LOOP SE RIGHT-OF-WAY; THENCE SOUTH 89 DEGREES 31 MINUTES 44 SECONDS EAST, ON SAID SOUTH LINE, A DISTANCE OF 55.01 FEET TO THE WEST LINE OF LOT 1 BLOCK 1 KOCH'S LAKEWOOD VILLAS; THENCE SOUTH 00 DEGREES 31 MINUTES 09 SECONDS WEST, ON SAID WEST LINE, A DISTANCE OF 100.07 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 30 MINUTES 48 SECONDS EAST, ON SAID SOUTH LINE, A DISTANCE OF 166.96 FEET TO THE WEST LINE OF LOT 4 BLOCK 1 KOCH'S LAKEWOOD VILLAS; THENCE SOUTH 00 DEGREES 30 MINUTES 21 SECONDS WEST, ON SAID WEST LINE AND THE WEST LINE OF LOTS 5 & 6 BLOCK 1 KOCH'S LAKEWOOD VILLAS, A DISTANCE OF 238.81 FEET TO THE NORTH LINE OF LAKEWOOD COMMERCIAL PARK 2ND ADDITION; THENCE SOUTH 89 DEGREES 23 MINUTES 13 SECONDS WEST, ON SAID NORTH LINE, A DISTANCE OF 327.32 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 59 SECONDS WEST, CONTINUING ON SAID NORTH LINE, A DISTANCE OF 199.99 FEET TO THE EAST LINE OF 40TH AVENUE SE RIGHT-OF-WAY; THENCE NORTH 00 DEGREES 05 MINUTES 59 SECONDS WEST, ON SAID EAST LINE, A DISTANCE OF 199.99 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 124,449 SF, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, TERRY BALTZER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE APPROVED PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON _____ 2026, THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL MONUMENTS SHOWN HEREON ARE CORRECT, THAT ALL REQUIRED MONUMENTS HAVE BEEN SET, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

SWENSON, HAGEN & CO. P.C.
3002 AIRWAY AVENUE
BISMARCK, NORTH DAKOTA
58504

TERRY BALTZER
PROFESSIONAL LAND SURVEYOR
N.D. REGISTRATION NO. 3595

APPROVAL OF CITY PLANNING COMMISSION

THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MANDAN, ON THE _____ DAY OF _____, 2026, IN ACCORDANCE WITH LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF MANDAN AND REGULATIONS ADOPTED BY THE SAID PLANNING COMMISSION. IN WITNESS WHEREOF ARE SET THE HANDS AND SEALS OF THE CHAIRMAN AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF MANDAN.

BILL ROBINSON - CHAIRMAN

NANCY MOSER - SECRETARY

APPROVAL OF BOARD OF CITY COMMISSIONERS

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF MANDAN, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN HEREON, THE FOREGOING ACTION BY THE BOARD OF CITY COMMISSIONERS OF MANDAN, NORTH DAKOTA, HAS TAKEN BY RESOLUTION THIS _____ DAY OF _____, 2026.

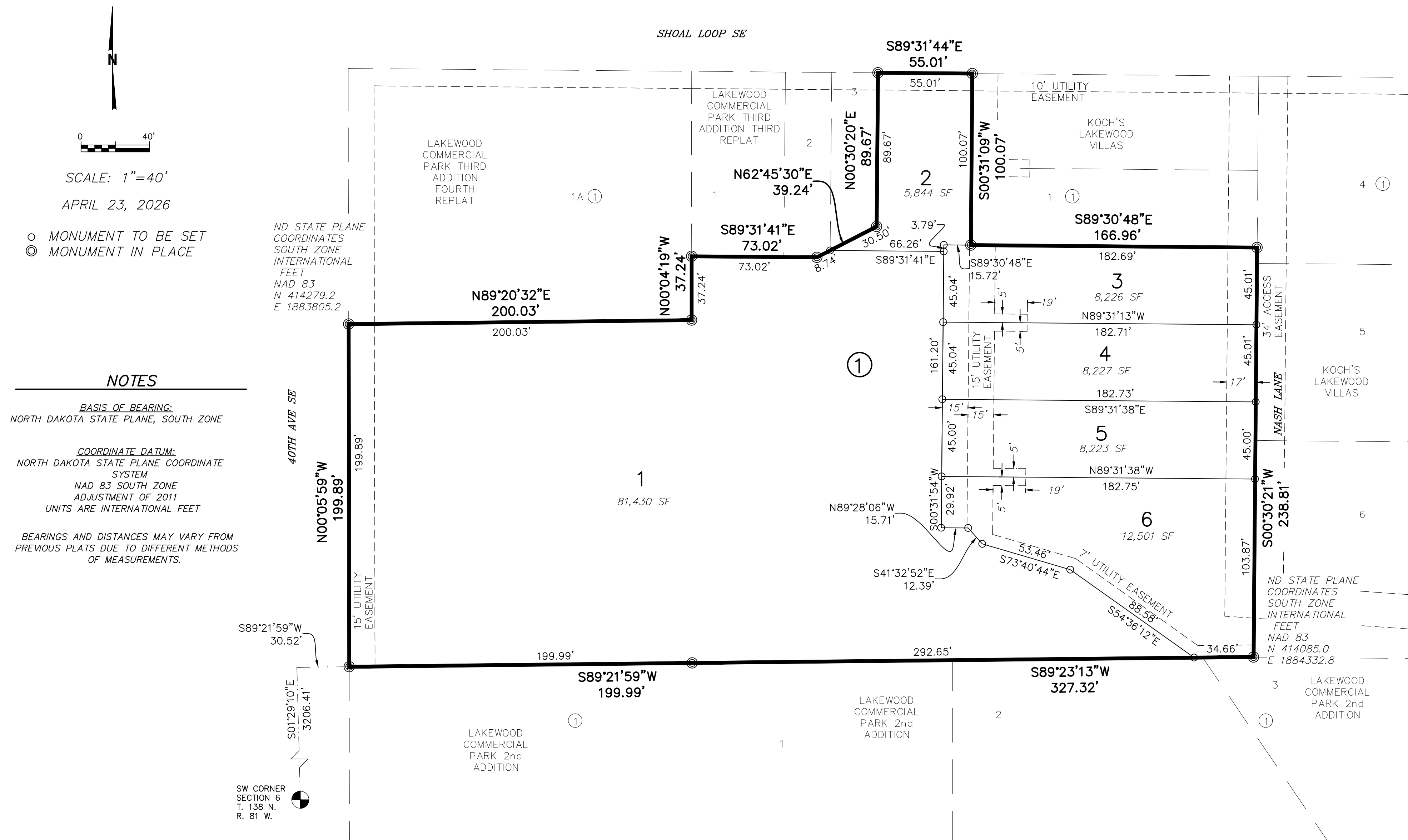
JIM NEUBAUER - CITY ADMINISTRATOR

JAMES FROELICH - MAYOR

APPROVAL OF CITY ENGINEER

I, JAREK WIGNES, CITY ENGINEER OF THE CITY OF MANDAN, NORTH DAKOTA, HEREBY APPROVE "MANDAN HILL FIRST ADDITION REPLAT OF LOT 20 BLOCK 1", MANDAN, MORTON COUNTY, NORTH DAKOTA AS SHOWN ON THE APPROVED PLAT.

JAREK WIGNES
CITY ENGINEER



SCALE: 1"=40'
APRIL 23, 2026

○ MONUMENT TO BE SET
● MONUMENT IN PLACE

ND STATE PLANE
COORDINATES
SOUTH ZONE
INTERNATIONAL
FEET
NAD 83
N 414279.2
E 1883805.2

NOTES

BASIS OF BEARING:
NORTH DAKOTA STATE PLANE, SOUTH ZONE

COORDINATE DATUM:
NORTH DAKOTA STATE PLANE COORDINATE SYSTEM
NAD 83 SOUTH ZONE
ADJUSTMENT OF 2011
UNITS ARE INTERNATIONAL FEET

BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENTS.

SWENSON, HAGEN & COMPANY P.C.
3002 Airway Avenue
Bismarck, North Dakota 58504
sheng@swensonhagen.com
Phone (701) 223-2600
Fax (701) 223-2606

Surveying
Hydrology
Land Planning
Civil Engineering
Landscape & Site Design
Construction Management

LAKWOOD COMMERCIAL PARK SEVENTH ADDITION

BEING A REPLAT OF LOT 1B BLOCK 1 LAKEWOOD COMMERCIAL
PARK THIRD ADDITION FOURTH REPLAT, LOTS 1 & 2 BLOCK 1
KOCHS LAKEWOOD VILLAS 2ND ADDITION, LOT 4 BLOCK 1 LAKEWOOD
COMMERCIAL PRK THIRD ADDITION THIRD REPLAT, AND
LOTS 2 & 3 BLOCK 1 KOCH'S LAKEWOOD VILLAS

OF THE NW 1/4 OF SECTION 6, TOWNSHIP 138 NORTH, RANGE 80 WEST
OF THE FIFTH PRINCIPAL MERIDIAN

MANDAN, MORTON COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT STEVE MITTLEIDER, ERICA MITTLEIDER, DEAN K. MORAST LIVING TRUST, LARRY MAGSTADT, REBECCA MAGSTADT, THOMAS BURAU, JUDE BURAU, CHARLES WEIAND, MARY WEIAND, RONALD TOSO, & CARLA TOSO BEING THE OWNERS AND PROPRIETORS OF THE PROPERTY SHOWN HEREON HAVE CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS "LAKEWOOD COMMERCIAL PARK SEVENTH ADDITION", MANDAN, MORTON COUNTY, NORTH DAKOTA.

STATE OF NORTH DAKOTA))
COUNTY OF _____)

STEVE MITTLEIDER
4300 SOUTH BAY DR SE
MANDAN, ND 58554
CO-OWNER LOT 1 BLOCK 1
LAKEWOOD COMMERCIAL PARK
SEVENTH ADDITION

ON THIS ____ DAY OF _____, 2026, BEFORE ME PERSONALLY APPEARED STEVE MITTLEIDER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES _____

STATE OF NORTH DAKOTA))
COUNTY OF _____)

ERICA MITTLEIDER
4300 SOUTH BAY DR SE
MANDAN, ND 58554
CO-OWNER LOT 1 BLOCK 1
LAKEWOOD COMMERCIAL PARK
SEVENTH ADDITION

ON THIS ____ DAY OF _____, 2026, BEFORE ME PERSONALLY APPEARED ERICA MITTLEIDER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES _____

STATE OF NORTH DAKOTA))
COUNTY OF _____)

LARRY MAGSTADT
4119 SHOAL LOOP SE
MANDAN, ND
CO-OWNER LOT 2 BLOCK 1
LAKEWOOD COMMERCIAL PARK
SEVENTH ADDITION

ON THIS ____ DAY OF _____, 2026, BEFORE ME PERSONALLY APPEARED LARRY MAGSTADT, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES _____

STATE OF NORTH DAKOTA))
COUNTY OF _____)

REBECCA MAGSTADT
4119 SHOAL LOOP SE
MANDAN, ND
CO-OWNER LOT 2 BLOCK 1
LAKEWOOD COMMERCIAL PARK
SEVENTH ADDITION

ON THIS ____ DAY OF _____, 2026, BEFORE ME PERSONALLY APPEARED REBECCA MAGSTADT, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE & DEDICATION CONTINUED

STATE OF NORTH DAKOTA))
COUNTY OF _____)

THOMAS BURAU
2505 NASH LN
MANDAN, ND 58554
CO-OWNER LOT 3 BLOCK 1
LAKEWOOD COMMERCIAL PARK
SEVENTH ADDITION

ON THIS ____ DAY OF _____, 2026, BEFORE ME PERSONALLY APPEARED THOMAS BURAU, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES _____

STATE OF NORTH DAKOTA))
COUNTY OF _____)

JUDE BURAU
2505 NASH LN
MANDAN, ND 58554
CO-OWNER LOT 3 BLOCK 1
LAKEWOOD COMMERCIAL PARK
SEVENTH ADDITION

ON THIS ____ DAY OF _____, 2026, BEFORE ME PERSONALLY APPEARED JUDE BURAU, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES _____

STATE OF NORTH DAKOTA))
COUNTY OF _____)

DEAN K MORAST LIVING TRUST
2507 NASH LN SE
MANDAN, ND
OWNER LOT 4 BLOCK 1
LAKEWOOD COMMERCIAL PARK
SEVENTH ADDITION

ON THIS ____ DAY OF _____, 2026, BEFORE ME PERSONALLY APPEARED _____ OF THE DEAN K MORAST LIVING TRUST, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE & DEDICATION CONTINUED

STATE OF NORTH DAKOTA))
COUNTY OF _____)

CHARLES WEIAND
2509 NASH LN
MANDAN, ND 58554
CO-OWNER LOT 5 BLOCK 1
LAKEWOOD COMMERCIAL PARK
SEVENTH ADDITION

ON THIS ____ DAY OF _____, 2026, BEFORE ME PERSONALLY APPEARED CHARLES WEIAND, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES _____

STATE OF NORTH DAKOTA))
COUNTY OF _____)

MARY WEIAND
2509 NASH LN
MANDAN, ND 58554
CO-OWNER LOT 5 BLOCK 1
LAKEWOOD COMMERCIAL PARK
SEVENTH ADDITION

ON THIS ____ DAY OF _____, 2026, BEFORE ME PERSONALLY APPEARED MARY WEIAND, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES _____

STATE OF NORTH DAKOTA))
COUNTY OF _____)

RONALD TOSO
2511 NASH LN
MANDAN, ND 58554
CO-OWNER LOT 6 BLOCK 1
LAKEWOOD COMMERCIAL PARK
SEVENTH ADDITION

ON THIS ____ DAY OF _____, 2026, BEFORE ME PERSONALLY APPEARED RONALD TOSO, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES _____

STATE OF NORTH DAKOTA))
COUNTY OF _____)

CARLA TOSO
2511 NASH LN
MANDAN, ND 58554
CO-OWNER LOT 6 BLOCK 1
LAKEWOOD COMMERCIAL PARK
SEVENTH ADDITION

ON THIS ____ DAY OF _____, 2026, BEFORE ME PERSONALLY APPEARED CARLA TOSO, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES _____



SWENSON, HAGEN & COMPANY P.C.

Surveying
Hydrology
Land Planning
Civil Engineering
Landscape & Site Design
Construction Management

3002 Airway Avenue
Bismarck, North Dakota 58504
sheng@swensonhagen.com
Phone (701) 223 - 2600
Fax (701) 223 - 2606

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)	
To update current special use permit due to recent replat (acquired city lot).	

Engineer/Surveyor			Property Owner or Applicant		
Name Swenson Hagen and Company			Name Steve & Erica Mittleider		
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
City	ETA	New	Addition			
Property Address 2510 40th Ave SE				Legal Description Lakewood Commercial 3rd Addn 4th Replat		
Current Use Vacant Lot						
Proposed Use Shop Condos				Section	Township	Range
Parcel Size 2 acre	Building Footprint 100 x 296	Stories 1	Building SF 29,600	Required Parking 1/400 sq ft	Provided Parking 1/400 sq ft	

Print Name Steve & Erica Mittleider	Signature <i>Steve Mittleider Erica Mittleider</i>	Date 4/24/26
---------------------------------------------------	-------------------------------------------------------	------------------------

Office Use Only			
Date Received:	Initials: ym	Fees Paid: \$ 450	Date 4-24-2026
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 proposed development will be visually attractive and maintain and or enhance the appearance of the area.

- 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, we will have CCR's in place specifying these items as to not disrupt the neighborhood.

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

No

- 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?

Yes, Swenson, Hagen, & Co. has calculated 1 parking spot per 400sq feet.

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

No, Swenson, Hagen, & Co. is keeping the project within the proper setbacks.

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.



SPECIAL USE PERMIT

For

2510 40th Ave SE

Lot 1B, Block 1,

Lakewood Commercial Park 3rd Add 4th Replat

The property owner(s) of Lot 1B, Block 1, Lakewood Commercial Park 3rd Add 4th Replat are granted a special use permit to allow multi-use shop in the CB-Commercial district as defined in Section 105-1-5(k) of the Mandan Code of Ordinances (MCO) subject to the following conditions:

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

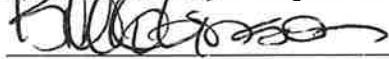
for access and responsibility for costs of inspections related to the fire suppression system, if any.

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.

In addition to the above requirements as required by Code Section 105-1-5(k), the owner is required to:


1. Provide a detailed covenant and use agreement, detailed building plans, detailed landscaping plans, and stormwater drainage plans to the City at the time of their building permit and Mandan Architectural Review Committee approval.

Dated this 19th day of August, 2025



President, Planning and Zoning Commission

ATTEST:



Planning and Zoning Secretary

Ratified by the Board of City Commissioners on August 19, 2025.



FRONT STREET MILLWORK & LUMBER INC.
 3320 E CENTURY AVE - BISMARK, ND 58503
 PHONE: 701-255-1636 - FAX: 701-222-0500

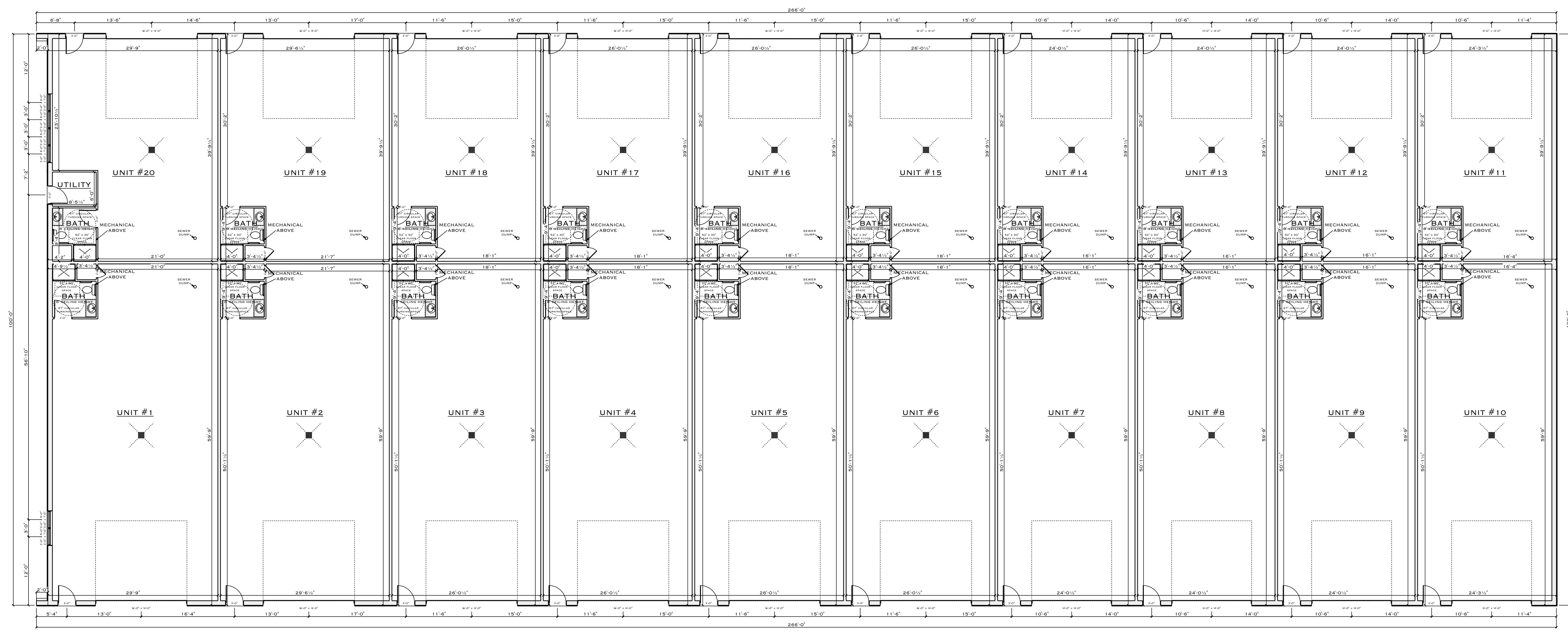
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MITTLLEIDER
 DRAWN FOR: MITTLLEIDER - THE BAYS AT LAKEWOOD
 PLAN NAME:

DATE: APRIL 20, 2026
 DESIGNED BY: CALISTA MOCH
 CHECKED BY: WEDNESDAY, MAY 19, 2026
 SCALE: 3/32" = 1'-0"

PAGE: 1/2

NOTES:
 266' x 100' SHOP
 26,400 SQFT
 2X10 EXTERIOR WALLS
 18' SIDEWALLS
 4:12 ROOF PITCH
 SLAB ON GRADE FOUNDATION



MAIN LEVEL
 SCALE: 3/32" = 1'-0"



FRONT STREET MILLWORK & LUMBER INC.
 3320 E CENTURY AVE - BISMARCK, ND 58503
 PHONE: 701-255-1636 - FAX: 701-222-0500

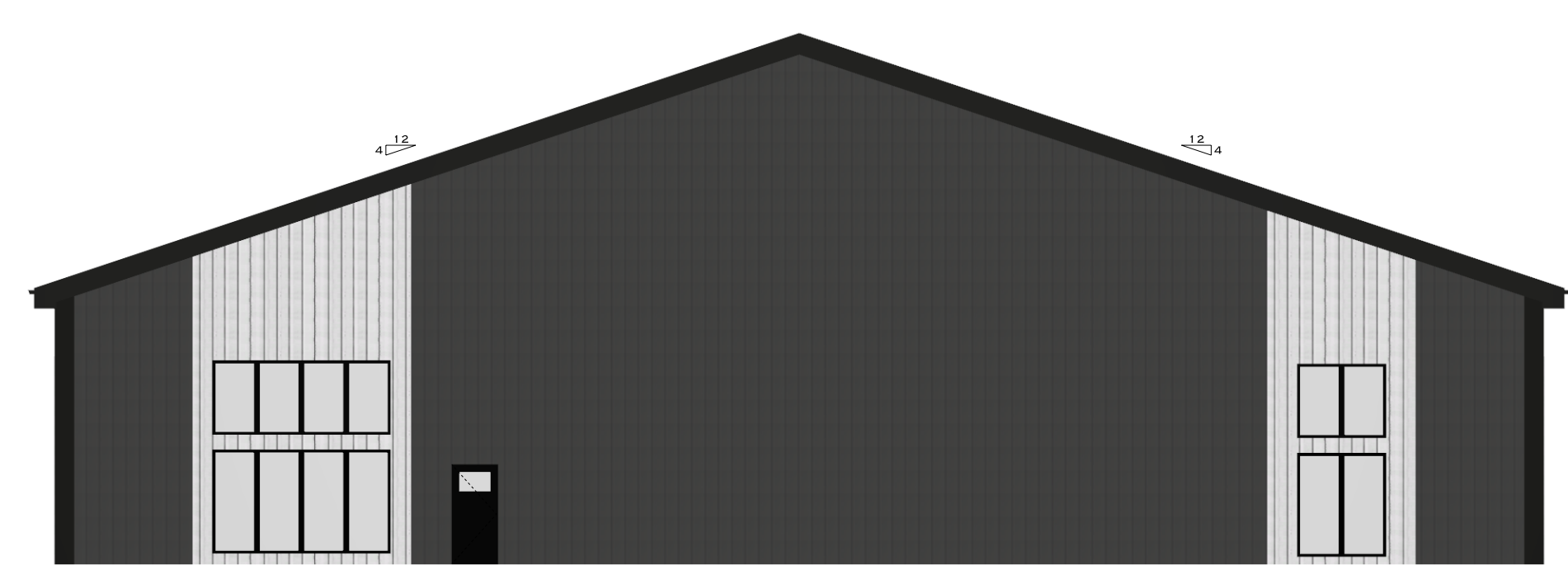


SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"

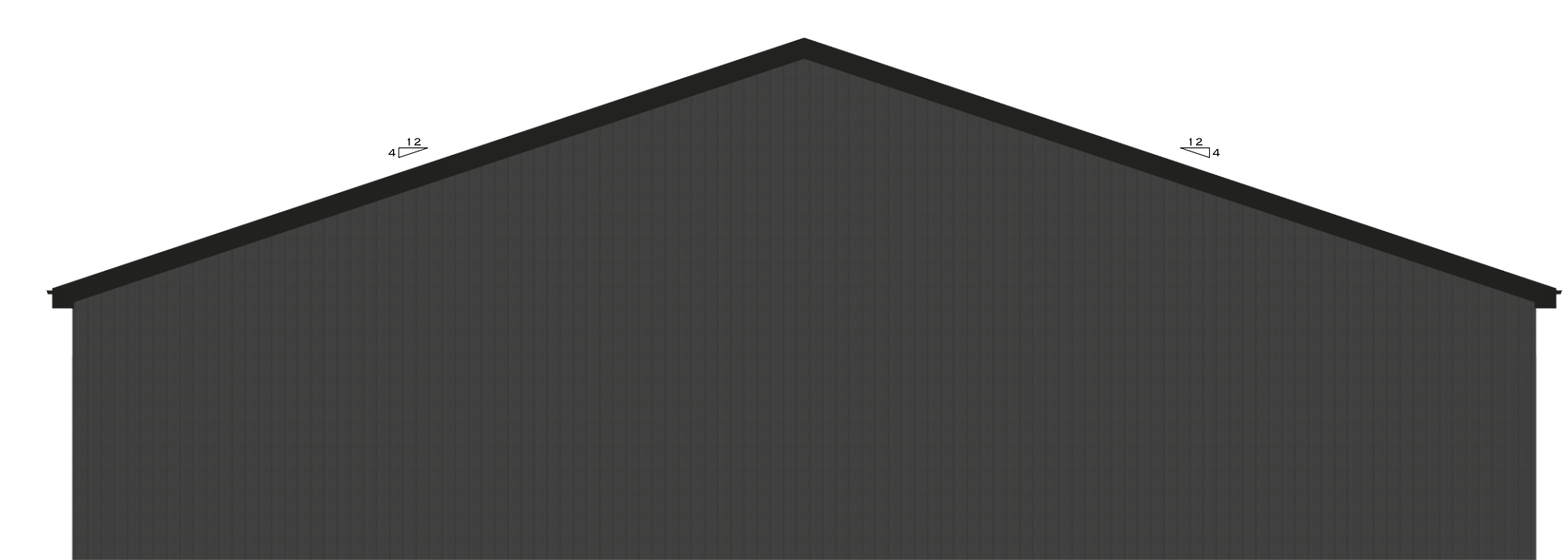
PRELIMINARY ONLY
 NOT FOR CONSTRUCTION



NORTH ELEVATION
 SCALE: 3/32" = 1'-0"



WEST ELEVATION
 SCALE: 3/32" = 1'-0"



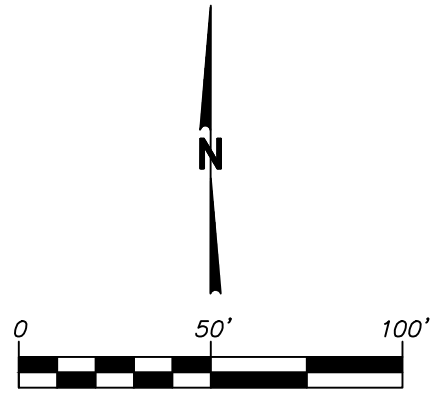
EAST ELEVATION
 SCALE: 3/32" = 1'-0"

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DRAWN FOR:
MITTLEIDER
 PLAN NAME:
 MITTLEIDER - THE BAYS AT LAKEWOOD

DATE:
 CALLISTA MOCH
 APRIL 20, 2026
DATE:
 WEDNESDAY, MAY 19, 2026
SCALE:
 3/32" = 1'-0"

PAGE:
 2/2



SCALE: 1" = 50'
 DATUM: NAVD 88
 JUNE 1, 2026

SHOAL LOOP SE

40TH AVE SE

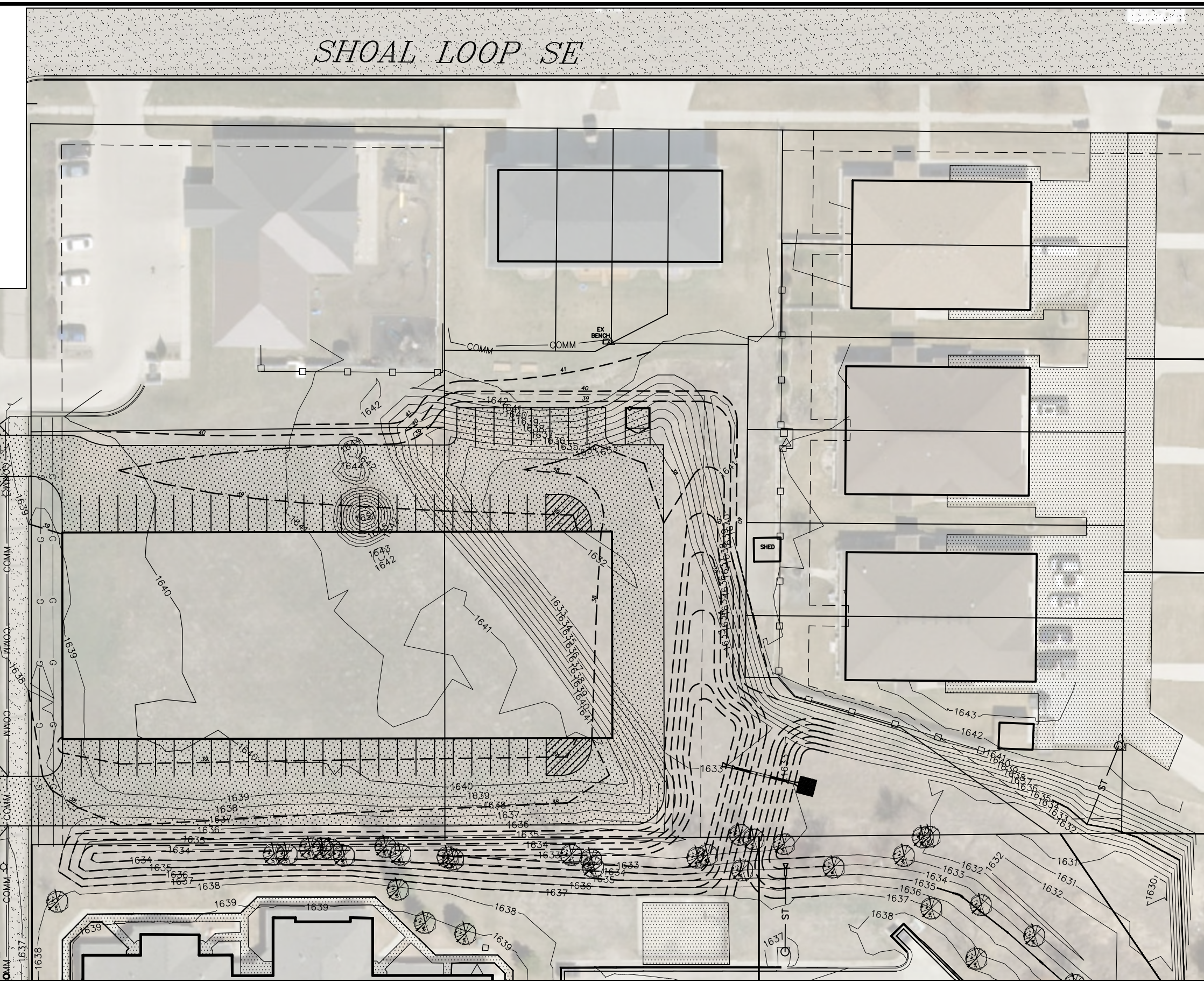


EXHIBIT - SITE LAYOUT
LOT 1 BLOCK 1 LAKEWOOD COMMERCIAL SEVENTH ADDITION
MANDAN, NORTH DAKOTA

SWENSON, HAGEN & COMPANY P.C.
 3002 Airway Avenue
 Bismarck, North Dakota 58504
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 Phone (701) 223-2600
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