



AGENDA
PLANNING & ZONING COMMISSION
MARCH 25, 2024
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. Consider approval of the February 26, 2024 minutes

C. PUBLIC HEARINGS

1. **Consider a variance to Section 105-1-3 (g) of the City Code of Ordinances related to Incidental Uses, Accessory Structures, Size for Lots 1 & 2, Block 19, Southside Addition.**

Staff Recommendation: Planning Staff recommends review of the request and findings of fact, consideration of the statement of hardship and potential identification of a hardship, and modifying or accepting Staff's findings of fact as necessary to support the motion of the board.

2. **Consider Preliminary Plat and Zone Change from A - Agriculture and R7 - Residential to PUD - Planned Unit Development for Shores at Lakewood Second Addition.**

Staff Recommendation: Staff recommends approval of the preliminary plat for Shores at Lakewood 2nd Addition contingent upon:

- City Sanitary Sewer Capacity Analysis*
- Evidence of support by Utility providers for lot combination plan*
- Updated covenant/by laws for legal description and ownership issues
(specifically, how over the course of the phased development the developer plans to ensure the HOA members own equitably their share in common spaces*
- Request to vacate City Right of Way where the private drive is proposed*
- Final determination on allowance and operation of the development wide sprinkler system*
- Further discussion of City leaf collection site which is presently in City ROW south of McKenzie Drive SE*

D. OTHER BUSINESS

1. Consider Update on Zoning Study

E. ADJOURN