

**LINCOLN PLANNING AND ZONING  
MEETING MINUTES  
Tuesday, April 27, 2021**

The Lincoln Planning & Zoning meeting was called to order by Chairman Borstad at 7:00 pm.

Attendance: Roll Call

Present: Keli Berglund, Josh Borstad, Elizabeth Flemming Reuben Panchol, John Shorey,

Absent: Darrin Huston, Paul Wilkens

Present:

Justin Hagel (City Attorney) via phone, Kevin Nelson (City Engineer), Landon Neimiller (Swenson & Hagen), Brandon Schock (Lincoln City Council), Dustin Theurer (Bismarck Rural Fire Chief)

Chairman Borstad called for approval of the minutes for March 30, 2021. Motion to approve by Flemming, second by Shorey. Motion carried.

**Lincoln School Addition First Replat – Public Hearing of Final Plat and Zoning Change**

Chairman Borstad calls to open Public Hearing at 7:01 pm

Nick from Mountain Plains, LLC reports staff recommends approval of the zoning change C-1 Commercial and R-9 Multifamily Residential to C-1 Commercial for Lincoln School Addition First Replat and to forward the request on to the City Council for consideration. Staff also recommends the Planning and Zoning Commission recommend to the city council approval of the Storm Water Management Plan Waiver request. And based on findings, staff recommends approval of the Final Plat on for Lincoln School Addition First Replat and to forward the Final Plat on to the City Council for consideration.

Landon Neimiller of Swenson & Hagen representing developers. The area was originally partially zoned for multifamily but the interest has been is to more create more of a central business district so going forward the intent is to develop this more commercial property.

Motion to close the public hearing at 7:05 pm by Berglund, second by Panchol. Motion carried.

Motion for approval of the Final Plat for Lincoln School Addition First Replat as well as approval of the Storm Water Management Plan Waiver request and forward to City Council for consideration. Motion by Berglund, second by Flemming. Motion carried.

Motion for approval of the zoning change C-1 Commercial and R-9 Multifamily Residential to C-1 Commercial for Lincoln School Addition First Replat and forward to City Council for consideration. Motion by Shorey, second by Panchol. Motion carried.

**Rusch Second Addition – Preliminary Plat and Zoning Change**

Landon Neimiller of Swenson & Hagen representing developers via phone. On eastern part of town Rusch addition and Rusch Gabbert Rusch have been platted and annexed to the city. Lot 8 will be split into pieces to be joined with the adjacent property where the access easement still exists and will be maintained by the HOA. A cross the coulee there are a number of R-2 and R-7 lots the developer wants to reconfigure into a PUD that would match the existing PUD west of the cul-de-sac. That area is currently private access and will continue. The access easement will consist of a cul-de-sac bowl and a loop. Sanitary sewer and water main will be privately handled.

Bennett Street is not developed – it is a quarter line road. The lots on the west have not been annexed in to the city there is an agreement to plat at least the first phase of homes to include Bennett going north to match into the Rusch Gabbert Rusch and Rusch Addition plat. Was A-Agriculture and will be coming into R-1 and R-2 single family and twin home lots developing in phases.

The annexation request is for the area within Rusch Gabbert Rusch. The large area that was previously zoned as R7 will be flipping over to PUD this summer and fall. Going forward would be homes up to 28<sup>th</sup> which is the road that separates Rusch Gabbert Rusch and Rusch Addition.

Chairman Borstad asked if there is any need for pedestrian footpaths for the larger blocks like farther to the west. Neimiller stated that would be a matter for the engineering department. They could certainly match up with the existing easements and future park space. There is a masterplan park area and in speaking with owners of the land and there's about an 8-9 acre piece that is intended to be set aside for one large park rather than in multiple quarter acre parks throughout the acreage.

Brian Zuroff from Mountain Plains stated this is the initial consideration for planning and zoning. Regarding sidewalks, we will fall back to Kevin on that. Applicant has been in contact with parks about open space requirements and states the Park Board accepted money in lieu of land for this subdivision. There are no major issues and staff recommends approval of and call for public hearing on the zoning change from A-Agricultural, PUD and R2 & R7 Residential to PUD and R1 & R2 Residential with the following provisions: 1) A full application for the zoning change be submitted to the city, 2) A legal description of the existing PUD and proposed PUD be provided, and 3) A legal description of the zoning change from A-Agricultural to R1 Residential be provided.

Additionally staff recommends approval of the Preliminary Plat for Rusch 2<sup>nd</sup> Addition and to call for a public hearing on the plat. Staff recommends approval of the annexation request and refer to the City Council for consideration.

Chief Theurer states this is the first time to see this but should be able to get questions answered before next meeting.

Panchol requested the master plan update. Mr. Neimiller will bring an updated version and will attend the next Park Board meeting.

Motion to call for the public hearing on the preliminary plat at the May meeting pending that the issues are aired out with engineering and engineering approval. Motion by Flemming, second by Panchol. Motion carried.

Motion to call for the public hearing on the annexation in addition to the preliminary plat, pending the need for it. Motion by Flemming, second by Shorey. Motion carried.

Motion to adjourn by Flemming, second by Panchol. Motion carried.

Adjourned at 7:26 pm

Minutes submitted by Secretary, Keli Berglund, subject to request and revision by the Planning and Zoning Commission.