

Regular Meeting: Planning Commission

Location: City Hall, Council Chambers, 515 2nd Avenue SW., City of Minot, N.D.

Meeting Called to Order: Tuesday, March 01, 2022, 5:30 p.m.

Presiding Official: Charles DeMakis

Members in Attendance: Baumann, DeMakis, Gates, Iverson, Kibler, Nesdahl, Offerdahl, Wegenast

Members Absent: Barnett, Faken, Hochhalter, Lider, Sessions

City Staff Present: Billingsley (Community & Economic Development Director) Van Dyke (Principal Planner), Baumgartner (Associate Planner), Sorensen (Administrative Clerk, Senior), Huettl (Assistant City Engineer), Stalheim (Assistant City Attorney)

Others Present: Melissa Wright (Arny's 2.0), Sam Solberg (Lowry Engineering), Liz Larsen (Executive Director, Project Bee)

Meeting Called to Order by Chairman DeMakis at 5:30 p.m.

Item #1 Roll Call

Item #2 Pledge of Allegiance

Item #3 Planning Commission Intro and Public Hearing Decorum

Item #4 Approval of Minutes

Motion by Commissioner Baumann to approve the February 01, 2022 Planning Commission Meeting Minutes, second by Kibler, and was carried by the following roll call vote: ayes: Baumann, DeMakis, Gates, Iverson, Kibler, Nesdahl, Offerdahl, Wegenast nays: none

Motion carries

The following are the recommendations of the Planning Commission:

**Item #5 Case # 2022-03.06 – WITHDRAWN BY APPLICANT
Variance**

**Item #6 Case # 2022-03.02
Major Subdivision Preliminary Plat**

Planning Commission recommends approval based on staff's recommendation and findings of fact Bolton Heights 12th Addition preliminary plat.

Planning Commission waived staff's oral report on this item. Below is a summary of staff's written report that is attached to the Planning Commission Agenda.

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Public hearing request on an application from Jacquelyn Ortega and Luis Cortez, owners for a preliminary plat, to subdivide 20 lots into 38 lots for the purpose of establishing individual ownership for each half of a Twin Home development. The proposed plat is to be known as Bolton Heights 12th Addition. The legal description of the property is Lots 1 through 20 of Bolton Heights 11th Addition, to the City of Minot, North Dakota. The property contains numerous addresses, including 3301 through 3433 along the south side of 20th Ave. NW and 1924 and the adjoining unaddressed lot located on the east side of 35th St. NW. An aerial photo of the subject property can be found in **Exhibit 1**.

This subdivision is a follow-up on the rezoning that went before the Planning Commission in September of 2021 in which Bolton Heights 11th Addition, Lots 1-20 were rezoned from “R1” Single-Family Residential District to “R2” Two-Family Residential District, to allow for the construction of twin homes. As part of the conditions associated with the previous case, a developer’s agreement (DA) was established, in which the property owner’s agreed to a variety of things from installing sidewalks, to how utilities are handled. The full DA is provided in **Exhibit 2**.

The preliminary plat for the proposed Bolton Heights 12th Addition preliminary plat is provided in **Exhibit 3**.

The zoning and future land use designations of the subject properties are provided in **Exhibits 4 & 5**.

Currently, Lots 15, 17, 18, & 20 of Bolton Heights 11th Addition have obtained building permits, site photos of which are provided in **Exhibit 6**.

FINDINGS OF FACT:

The Minot Planning Commission should accept the following findings of facts:

- 1) The applicants have submitted a complete application.
- 2) The subject properties have an existing developer’s agreement that still applies following approval of the proposed subdivision.
- 3) The property is currently designated as being zoned “R2” Two Family Residential District on the zoning map and as Medium Density Residential with Lot 20 of Bolton Heights 11th Addition being depicted as half Commercial and half Medium Density Residential on the Future Land Use Map of the Comprehensive Plan.
- 4) Bolton Heights 12th Addition meets all of the subdivision design standards listed in Chapter 10.3.
- 5) The Minot Planning Commission has the authority to hear this case and recommend that it be approved or denied. The public notice requirements were met, the hearing was legally noticed and posted and the hearing was held and conducted under the requirements of North Dakota Century Code and Minot City ordinances.

RECOMMENDATION:

Staff recommends the Planning Commission adopt staff findings of fact and recommend approval to City Council of the Bolton Heights 12th Addition preliminary plat.

Chairman DeMakis asked if there were questions for staff.

Commissioner Kibler asked if this was the plat that the commissioners had received two (2) comments. Principal Planner Van Dyke responded that there was one (1) comment, and it was relative to the rezoning of the plat that had already been completed and was not relevant to the subdivision presented on this item.

Chairman DeMakis opened the public hearing on the item. No public comments.

Chairman DeMakis closed the public hearing and asked for a motion from the commissioners.

Motion by Wegenast to approve based on staff's findings of fact and recommendation, second by Offerdahl and was carried by the following vote: ayes: Baumann, DeMakis, Gates, Iverson, Kibler, Nesdahl, Offerdahl, Wegenast nays: none

Motion carries

Item #7 Case # 2022-03.03
Major Subdivision Preliminary Plat

Planning Commission recommends approval based on staff's recommendation and findings of fact for Larson's Subdivision preliminary plat.

Planning Commission waived staff's oral report on this item. Below is a summary of staff's written report that is attached to the Planning Commission Agenda.

Public hearing request on an application from Moore Engineering, representing Steve Larson, owner for a Major Subdivision Preliminary Plat to subdivide an unplatted portion of land into two lots. The subdivision is to be known as Larson's Subdivision. The property is legally known as the SE1/4 of Section 30, Township 156N, Range 82W, Ward County, North Dakota.

The address for the property is 2281 62nd Ave. NE

Steve Larson, owner, represented by Moore Engineering, wishes to subdivide the SE ¼ of Section 30-156N-82W into two lots to split the existing farmstead off from the rest of the property. An aerial photo of the subject property can be found in **Exhibit 1**.

The preliminary plat for the proposed Larson's Subdivision is provided in **Exhibit 2**.

The property is currently designated as being zoned "AG" Agricultural District on the zoning map, which is provided in **Exhibit 3**. The future land use map is not provided as the property does not currently have an assigned designation.

Site photos are provided in **Exhibit 4**.

FINDINGS OF FACT:

The Minot Planning Commission should accept the following findings of facts:

- 1) The applicants have submitted a complete application.

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- 2) The property is currently designated as being zoned "AG" Agricultural District on the zoning map.
- 3) Larson's Subdivision meets all of the subdivision design standards listed in Chapter 10.3.
- 4) The Minot Planning Commission has the authority to hear this case and recommend that it be approved or denied. The public notice requirements were met, the hearing was legally noticed and posted and the hearing was held and conducted under the requirements of North Dakota Century Code and Minot City ordinances.

RECOMMENDATION:

Staff recommends the Planning Commission adopt staff findings of fact and recommend approval to City Council of the Larson's Subdivision preliminary plat, subject to the following conditions:

- 1) No later than 12 months (or 18 months with the concurrence of the City Council) after a Major Subdivision Preliminary Plat has been approved or approved with conditions by the City Council, the Applicant must submit the Major Subdivision Final Plat meeting the requirements provided in this Article. Failure to submit the Major Subdivision Final Plat prior to the Major Subdivision Preliminary Plat expiration shall require the Applicant to submit a new application meeting the requirements contained in this Chapter.

Chairman DeMakis asked if there were questions for staff. None

Chairman DeMakis opened the public hearing on the item. No public comments.

Chairman DeMakis closed the public hearing and asked for a motion from the commissioners.

Motion by Offerdahl to approve based on staff's findings of fact and recommendation, second by Nesdahl and was carried by the following vote: ayes: Baumann, DeMakis, Gates, Iverson, Kibler, Nesdahl, Offerdahl, Wegenast nays: none

Chairman DeMakis then opened the motion up for discussion by the commissioners.

Motion carries

Item #8 Case # 2022-03.04

Zoning and Future Land Use Map Amendments

Planning Commission recommends approval based on staff's recommendation and findings of fact for a zoning map amendment from "M1" Light Industrial District to "CBD" Central Business District and a future land use map amendment from Industrial to Downtown Mixed Use.

Chairman DeMakis asked for staff's report.

Public hearing request on an application from Melissa Wright, representing Harmony Heights, LLC and ORMA, LLC, owners, for a zoning map amendment from "M1" Light Industrial to "CBD" Central Business District and a future land use map amendment from Industrial to Downtown Mixed Use for the purpose of qualifying for a façade improvement grant, which is limited to those properties in the "CBD" Central Business District. The legal description for the properties are Lot 1, Baker's Rearrangement of a portion of Lots 1, 2, 3, 11 and 12, Block 30, First Addition to the City of Minot and Lot 2, Baker's Rearrangement of a portion of Lots 1, 2, 3, 11 and 12, Block 30, First Addition to the City of Minot.

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The addresses for the properties are 12 3rd St. SE and 212 E. Central Ave. An aerial view of the property and 300-foot notification area is provided in **Exhibit 1** of staff's written report.

Melissa Wright is seeking to change the zoning map to "CBD" Central Business District in order to qualify for participation in the City's Downtown Façade Improvement Program (DFIP). The DFIP is limited to those owners located within the "CBD" Central Business District and provides matching funds for property owners desiring to improve the facades of existing structures within the City's core. The applicant has intentions of improving the facades of the buildings located on these two lots.

The zoning map and future land use map are provided in **Exhibits 2 and 3** respectively of staff's written report.

Site photos are provided in **Exhibit 4** of staff's written report

FINDINGS OF FACT:

The Minot Planning Commission should accept the following findings of facts:

- 1) The applicants have submitted a complete application for a zoning map amendment and future land use map amendment.
- 2) The present zoning is "M1" Light Industrial District.
- 3) The City of Minot 2012 Comprehensive Plan Future Land Use Map designates this area as Industrial.
- 4) The proposed future land use designation of Downtown Mixed Use is more appropriate than Industrial for the subject properties.
- 5) Section 9.1-7 H. 1. is satisfied, as a change in conditions does exist due to the creation of the Downtown Façade Improvement Program (DFIP) that was established in 2021 and the redevelopment prospects by the applicant.
- 6) Section 9.1-7 H. 2 is satisfied, as the City and other public agencies will be able to provide services to support the request.
- 7) Section 9.1-7 H. 3 is satisfied, as there exists no evidence that the proposed development will substantially diminish the condition or value of property in the vicinity.
- 8) The zoning map amendment is consistent with the purpose of the Minot Land Development Ordinance and other adopted policies of the City, and will be consistent with the City of Minot 2012 Comprehensive Plan, subject to amendment of the Future Land Use Map per Section 9.1-7 H. 4.
- 9) The Minot Planning Commission has the authority to hear this case and provide a recommendation to City Council whether it be approved or denied. The public notice requirements were met, the hearing was legally noticed and posted, and the hearing was held and conducted under the requirements of North Dakota Century Code and Minot City ordinances.

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RECOMMENDATION:

Staff recommends the Planning Commission adopt the staff findings of fact and recommend approval to City Council for a zoning map amendment from “M1” Light Industrial District to “CBD” Central Business District and a future land use map amendment from Industrial to Downtown Mixed Use with no conditions.

Chairman DeMakis asked if there were questions for staff.

Commissioner Baumann was intrigued by the possibility of a grocery store going into the second building and asked Principal Planner Van Dyke if that is still an option. Van Dyke responded that the owner/applicant would be able to answer that question when the hearing is open to public comments and offered to answer any other questions.

Baumann followed up with a second question regarding the Façade Improvement Program and wanted to make sure that this is in line with the goal of that program and inquired if the city is excited to see another Façade Improvement applicant and is in support of the item. Community & Economic Development Director Billingsley responded that yes, staff is recommending approval of the rezone. Billingsley added that with the new comprehensive plan that staff is working on the eastern part of downtown will be turned into a warehouse district and that FLUM (Future Land Use Map) will go to CBD (Central Business District) and get rid of the light industrial designation that is there now.

Chairman DeMakis opened the public hearing on the item.

Melissa Wright, owner/applicant of Arny’s 2.0 came forward to address the committee and began by talking about the issue of a possible grocery store. Ms. Wright stated that plans for a grocery store are not likely to manifest, however, she is planning more of a bar/restaurant in that space. The liquor license will transfer to the 212 Central Avenue address since the two buildings are physically connected.

Ms. Wright stated that there are four (4) apartments upstairs which will be gutted. Ms. Wright will retain two (2) apartments for personal use and the other two (2) will be rentals.

Commissioner Kibler noted that the Harmony Center, which is in the basement of the building, is federally funded. Ms. Wright responded that the space is underutilized, and the \$1500.00 monthly rent for a 3000 square foot space is not financially sound. She would like to put a speakeasy in the basement and believes that another restaurant will add value to the downtown area. Ms. Wright has had a structural engineer look at the building and indicated to her that it can be done.

Chairman DeMakis closed the public hearing and asked for a motion from the commissioners.

Motion by Kibler to approve based on staff’s findings of fact and recommendation, second by Baumann and was carried by the following vote: ayes: Baumann, DeMakis, Gates, Iverson, Kibler, Nesdahl, Offerdahl, Wegenast nays: none

Chairman DeMakis then opened the motion up for discussion by the commissioners.

Motion carries

Item #9 Case # 2022-03.05
Zoning Map Amendment – PUD Overlay” Planned Unit Development

Planning Commission recommends approval based on staff’s recommendation and findings of facts for a zoning map amendment from “C2” General Commercial District to “C2” General Commercial District with a “PUD Overlay” Planned Unit Development.

Chairman DeMakis asked for staff’s report.

Public hearing request on an application by Project Bee, applicant on behalf of City of Minot, owner, for a zoning map amendment from “C2” General Commercial to “C2” General Commercial with a “PUD Overlay” Planned Unit Development. The purpose for the request surrounds a mix of housing for homeless and low-to-moderate income families, a commercial restaurant, office space, and space for congregate meals. The legal description for the property is Outlots 4, 6 & 7 of the SW ¼ SW ¼ Less Parcel 1-7A. of Section 25, Township 155 North, Range 83 West.

The property is located at 1901 S Broadway. An aerial view of the property and 300-foot notification area is provided in **Exhibit 1** of staff’s written report.

Project BEE is in the process of acquiring the property from the City of Minot for the purposes of placing homeless and low-to-moderate income housing in two new residential structures coupled with a remodel of the existing commercial building, which is partially vacant and partially occupied by OISHII Ramen, located at 1901 S Broadway. The vacant portion of the commercial building will utilized as commercial office space and congregate meals.

Until November 2020, the site also included the Broadway Circle Motel. The structures were in poor condition and demolished. The applicant desires to place two new residential buildings on or within close proximity to the location of the structures that were removed.

In June 2019, the project was awarded Community Development Block Grant National Disaster Resilience funds up to \$2,740,000 for the purpose of establishing the city’s first family homeless shelter. In addition, the project was awarded up to \$3,060,000 for new affordable rental housing units to rent to low-to-moderate income households.

The zoning and Future Land Use (FLU) maps of the area are provided in **Exhibits 2 & 3**, respectively of staff’s written report. Site photos from staff’s site visit are shown in **Exhibit 4** of staff’s written report.

The applicant’s proposed PUD submission minus the geotechnical analysis component can be found in **Exhibit 5** of staff’s written report.

FINDINGS OF FACT:

The Minot Planning Commission should accept the following findings of facts:

- 1) The applicants have submitted a complete application.
- 2) The applicants’ request is consistent with the City of Minot 2012 Comprehensive Plan Future Land Use Map designation of Commercial and the following Goals and Policies:
 - Land Use Goal #1

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- Land Use Goal #3
 - Housing Goal #1
 - Housing Goal #2, Policy #4
 - Housing Goal #3, Policy #3
- 3) The uses proposed will not have an undue and adverse impact on the reasonable enjoyment of neighboring property and will not be detrimental to potential surrounding uses.
 - 4) Per the application, the site is to be developed in one phase.
 - 5) The PUD will not create an excessive burden on parks, schools, streets, and other public facilities and utilities which are proposed to serve the area.
 - 6) The proposed total development is designed in such a manner as to form a desirable and unified environment within its own boundaries.
 - 7) The zoning amendment request is in character with the surrounding zoning and use of land.
 - 8) The Minot Planning Commission has the authority to hear this case and recommend that it be approved or denied. The public notice requirements were met, the hearing was legally noticed and posted and the hearing was held and conducted under the requirements of North Dakota Century Code and Minot City ordinances.

RECOMMENDATION:

Staff recommends the Planning Commission adopt the staff findings of fact and recommend approval to City Council a zoning map amendment from “C2” General Commercial District to “C2” General Commercial District with a “PUD Overlay” Planned Unit Development with the following conditions:

1. The overall layout, building uses, building design, landscape areas, parking, including the provision of a transit stop, shall substantially conform to the documents provided by the applicant in Exhibit 5 subject to modification necessary to fulfill other subsequent conditions.
2. An easement for the area including the transit stop will be established to provide the City of Minot the ability to provide long-term maintenance to the transit stop enclosure.
3. The transit stop shall be improved by the applicant up to and including the concrete pad required to support the shelter.
4. The shelter and long-term maintenance shall be provided by the City, subject to subsequent approval of the easement and long-term maintenance or other agreement by City Council.
5. Parking spaces on the western side of the building should be 10’ for high turnover. Southern two spaces that align with the Broadway access drive should be removed. These modifications will likely eliminate 5 total spaces from the western side.
6. Parking spaces in the first row directly east of the existing building/soup kitchen should be 10’ for high turnover. This modification will likely eliminate 2 spaces from the eastern side.
7. 30’ and 35’ access drives onto 19th Ave SW shall be narrowed to reduce conflict with parking stalls. Final design shall be approved by the Engineering Department.
8. New/additional utility easements will be needed, final locations to be determined during site plan review.
9. Additional site plan comments/revisions will be addressed through the site plan review process.

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10. A traffic impact study per NDDOT is required.
11. A storm water management plan (or de minimis effect letter) is required.

Chairman DeMakis asked if there were questions for staff.

Vice-chairman Offerdahl asked Principal Planner Van Dyke if he wanted to address the comment submitted by a member of the public. Van Dyke stated that staff had received a public comment in opposition asserting that this was not an appropriate location for a homeless shelter.

Commissioner Kibler asked if this homeless shelter was intended to be permanent housing or temporary housing.

Principal Planner Van Dyke responded that he believes the housing is intended to be up to 6 months with the overall goal that the family is moved to LMI (Low to Moderate Income) housing as the family becomes more stable.

Commissioner Baumann took a moment to thank staff for the hard work they put into this, especially given the fact that LSS (Lutheran Social Services) pulled out of the project and the city was left federal funds that needed to be used. Baumann continued with a question regarding buffering around the project. Van Dyke responded that he was not certain if buffering was included as the final site plans are not available. Sam Solberg (Lowry Engineer) entered the meeting via Microsoft Teams to answer the question. Solberg stated that there is no landscaping planned on the east side due to the steep grade, however there is for the north side. Solberg added that the length of stay is 60 days.

Baumann is glad to see that the city is adding a higher density of housing next to a major thoroughfare and a grocery store, but is concerned about pedestrians crossing Broadway where no crosswalk exists. Emily Huettl (Assistant City Engineer) came forward and addressed the issue. Huettl referred to the recent completion of the Broadway Corridor Study, indicating that 20th Avenue and South Broadway are a primary focus. Huettl noted that it will be expensive and is about 5-10 years away.

Chairman DeMakis opened the public hearing on the item.

Liz Larsen (Executive Director, Project Bee) came forward and confirmed that the emergency shelter is 60 days or less (rapid rehousing) and LMI is permanent housing and Project Bee will have leases with them.

Commissioner Kibler asked Ms. Larsen if the shelter is co-ed. Ms. Larsen stated that yes, it is. The shelter is the area's first family shelter and perhaps the state's first also. It is a non-congregate shelter, which will have six (6) apartments with two (2) and three (3) bedrooms with locks. The shelter will be pet-friendly, have 24-7 staffing and security cameras.

Chairman DeMakis closed the public hearing and asked for a motion from the commissioners.

Motion by Baumann to approve based on staff's findings of fact and recommendation, second by Kibler and was carried by the following vote: ayes: Baumann, DeMakis, Gates, Iverson, Kibler, Nesdahl, Offerdahl, Wegenast nays: none

Commissioner Baumann took an opportunity to give a "shameless plug" for community support and funding for the amount of funding needed from the community, that is not covered by the federal funding already secured.

Chairman DeMakis then opened the motion up for discussion by the commissioners.

Motion carries

Item #10 Case # 2022-03.01
Text Amendment

Planning Commission recommends approval based on staff's findings recommendation and findings of fact for the proposed text amendment.

Chairman DeMakis asked for staff's report.

Public hearing request on an application from Harold Stewart, City Manager, on behalf of the City of Minot for a text amendment to the Land Development Ordinance of the City of Minot (LDO). The proposed changes are the product of the City's annual "clean-up" ordinance and primarily focus on adding clarifying language to bolster the respective section's original intent. Proposed changes Chapters 2.3 Definitions, Section 6.1-7 (B) Parking Location Requirements, Section 7.1-1 B. Applicability (of landscaping regulations), Section 7.1-1 F. Single Family and Two Family Lots, Section 7.1-1 I. Landscaping within Boulevard or Right-of-Way Limited, Section 13.1- 4 D. Replacement Criteria (non-conforming residences), Section 1.2-7. Land Use Application Fees, Sign Permit Fees, and Administrative Review Fees, Section 4.1-7. G. Manufacture or Storage of Fertilizer, Petroleum, and similar Hazardous Materials and Compounds, Table 2.2. Table of Uses, Section 3.1-1 C. General Development Principals, Section 13.1-2. D. Nonconforming Lots of Record, Table 1.2: Zoning Equivalency Table, Section 6.1-7. Parking and Related Outdoor Storage Requirements, Section 3.1-3. C. – Residing in RV Prohibited (outside of approved areas), Section 6.1-2 F. 7. Parking Space Requirements for Use Changes, Enlargements, or Modifications, Section 5.1-4. B. 6. Exempt signs, Table 5.1-6(c). District Requirement for Attached On-Premise Permanent Signs, Section 9.1-2. B. Master sign Plan Evaluation Criteria, Section 5.2-1 Sign-Related Terminology, Section 4.2-3 Requirements Applicable in All Districts, Section 2.12-6. L. Streets related to manufactured home park onsite circulation widths, Section 3.1-5 C. Location of Off-Street Parking, Section 6.1-5. C. Conventional Paving, and Chapter 5.2 – Definition related to sign area. Some of the preceding code references are proposed to be added or relocated from another section and may not specifically identify their final location within the LDO. The proposed changes are provided in **Exhibit 1** of staff's written report.

The proposed changes reflect the goal of the Community and Economic Development Department to ensure that the Land Development Ordinance of the City of Minot (LDO) addresses identified deficiencies on an annual basis. Rather than present numerous text amendments periodically throughout the year, if a deficiency is relatively minor in nature then it will grouped and presented for adoption with other, similarly categorized changes. This is the first of the annual clean-up text amendments since the LDO was adopted April 5, 2021.

The proposed changes were reviewed by the Zoning Ordinance Steering Committee (ZOSC) on December 8, 2021 and January 12, 2022. The ZOSC recommended unanimous approval of the proposed changes.

FINDINGS OF FACT:

The Minot Planning Commission should accept the following findings of facts:

- 1) The applicant has submitted a complete application.
- 2) Per Section 9.1-8 I. 1., the proposed text amendments will not adversely affect the public health, safety, or welfare.
- 3) Section 9.1-8 I. 2. & 3. are not applicable to the proposed text amendments.

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- 4) The purpose of the proposed text amendments is to introduce best practices or make the ordinance easier to understand and therefore Section 9.1-8 I. 4. is applicable and satisfied.
- 5) The Minot Planning Commission has the authority to hear this case and recommend that it be approved or denied. The public notice requirements were met, the hearing was legally noticed and posted and the hearing was held and conducted under the requirements of North Dakota Century Code and Minot City ordinances.

RECOMMENDATION:

Staff recommends the Planning Commission adopt staff findings of fact and recommend approval to City Council of the text amendment as provided in Exhibit 1.

Chairman DeMakis asked for questions from the commissioners.

Commissioner Baumann took the opportunity to thank the staff for their attention to detail and for creating a "living document". Baumann is also a member of the Zoning Ordinance Steering Committee and has had the opportunity to see the process in full.

Chairman DeMakis opened the public hearing on the item.

No public comments.

Chairman DeMakis asked for a motion from the commissioners.

Motion by Commissioner Baumann to approve based on staff's findings of fact and recommendation, second by Commissioner Nesdahl, and was carried by the following vote: ayes: Baumann, DeMakis, Gates, Iverson, Kibler, Nesdahl, Offerdahl, Wegenast nays: none

Motion Carries

Other Business

No other business for the Planning Commission.

Adjournment

With no further business, Chairman DeMakis adjourned the meeting at 6:15 PM.