

**CITY PLANNING & ZONING COMMISSION
MEETING MINUTES
February 27, 2013**

The Bismarck Planning & Zoning Commission met on February 27, 2013 at 5:00 p.m. in the Tom Baker Meeting Room in the City-County Office Building, 221 North 5th Street. Vice Chairman Armstrong presided.

Commissioners present were Mark Armstrong, Mel Bullinger, Doug Lee, Mike Schwartz, Ken Selzler, Lisa Waldoch, John Warford and Wayne Yeager.

Commissioners Atkinson, Juhala and Laning were absent.

Staff members present were Hilary Balzum - Office Assistant, Kim Lee – Planning Manager, Jason Tomanek – Planner, Jenny Wollmuth – Planner, and Charlie Whitman – City Attorney.

Others present were Sarita Turman, Rich Turman, Bill Lea, Addie Lea, Neil Modin (Hay Creek Township), Art Thompson, Robert Krom, Anthony Sattler, Dave Hellman, Shelli Langerud, Richard Olson, Emory Splitt, Seth Sandness, Amber Sandness, Perry Glatt, Rick Geloff, David Griffin, Ora Ferebee, Emanuel Geiger, Bernice Geiger, Dave Patience (Swenson, Hagen & Co), Steve Langlie, Sam Turnbow, Brett Gurholt and Ben Turnbow.

MINUTES

Chairman Yeager called for consideration of the minutes of the January 23, 2013 meeting. Consideration was postponed to the March 27, 2013 meeting to allow time for review of the minutes.

MOTION: Commissioner Armstrong made a motion to postpone approval of the minutes to the March 27, 2013 meeting. Commissioner Warford seconded the motion and it was unanimously approved with Commissioners Armstrong, Atkinson, Bullinger, Juhala, Schwartz, Selzler and Warford voting in favor of the motion.

CONSIDERATIONS –

- A. ZONING CHANGE AND PRELIMINARY PLAT –
EDGEWOOD VILLAGE 7TH ADDITION**
- B. ZONING CHANGE, FARMP AND PRELIMINARY PLAT –
MEADOW VILLAGE ADDITION**
- C. ZONING CHANGE AND PRELIMINARY PLAT –
SUNRISE TOWN CENTRE ADDITION**
- D. ZONING CHANGE AND PRELIMINARY PLAT –
REVOLUTIONARY ADDITION**
- E. PRELIMINARY PLAT – CENTURY CENTENNIAL ADDITION**
- F. ZONING CHANGE AND PRELIMINARY PLAT –
SOUTH MEADOWS ADDITION**

- G. ZONING CHANGE AND PRELIMINARY PLAT –**

KILBER NORTH 2ND ADDITION
H. ZONING ORDINANCE TEXT AMENDMENT – DAY CARE PROVISIONS

Vice Chairman Armstrong called for consideration of the following consent agenda items:

- A. A zoning change from the RR-Residential, RM15 – Residential, RM30 – Residential and RT – Residential zoning districts to the P – Public, R5 – Residential, R10 – One and two-family residential, RM20 – Residential, RM30 – Residential, RT – Residential and CG – Commercial zoning districts and the preliminary plat for Edgewood Village 7th Addition. The proposed plat includes 63 lots in 7 blocks on 258.45 acres and is located in northeast Bismarck, along the south side of 43rd Avenue NE and the west side of Centennial Road (Auditor’s Lots A, B and C and Lots 1-3, Block 4, Lot 1, Block 5, Lot 1, Block 6 of Edgewood Village 6th Addition of the N½ of Section 23, T139N-R80W/Hay Creek Township).
- B. A zoning change from the A-Agricultural zoning district to the R10-Residential, RM30-Residential and P-Public zoning districts and the preliminary plat for Meadow Village Addition. The proposed plat includes 20 lots in 3 blocks on 70.79 acres and is located along the north side of Burleigh Avenue between South Washington Street and South 12th Street (Part of the SE¼ of the SW¼ and part of the SW¼ of the SE¼, and part of the Boston Drive right-of-way included in Cottonwood Park Addition, Section 16, T138N-R80W/Lincoln Township).
- C. A zoning change from the MA-Industrial and CA-Commercial zoning districts to the CG-Commercial and CA-Commercial zoning districts and preliminary plat for Sunrise Town Centre. The proposed plat includes 11 lots in 3 blocks on 40.56 acres and is located along the east side of Centennial Road, north of East Century Avenue (A replat of Block 3 and portions of Blocks 2, 4, 5, and 6, Turnbow Industrial Park First Addition and Lots 20-22, Block 1, Sattler’s Sunrise First Addition).
- D. A zoning change from the MA-Industrial and RR-Residential zoning districts to the MA-Industrial and CG-Commercial zoning districts and the preliminary plat for Revolutionary Addition. The proposed plat includes 8 lots in 4 blocks on 17.80 acres and is located in northeast Bismarck, along the south side of Century Avenue approximately ¼ mile west of Centennial Road (A replat of Auditor’s Lot A of the NE ¼, Auditor’s Lot A of Tract 4, Auditor’s Lot A of Lot 3, Block 1, Mr. B’s West Addition and part of Tract 3 in the NE ¼ of Section 26, T139N-R80W – Hay Creek Township).
- E. A preliminary plat for Century Centennial. The proposed plat includes 2 lots in 1 block on 17.5 acres and is located in northeast Bismarck along the west side of Centennial Road and the south side of East Century Avenue (Tracts 2 & 3 less right-of-way as part of the NE1/4 of Section 26, T139N-R80W/Hay Creek Township).
- F. A zoning change from the A-Agricultural zoning district to the R5-Residential, R10-Residential and RM30-Residential zoning districts and the preliminary plat for South Meadows Addition. The proposed plat includes 113 lots in 6 blocks on 65.8 acres and is located South of Burleigh Avenue and west of Washington Street (Part of the E½ of the NE¼ of Section 20, T138N-R80W/Lincoln Township).

- G. A zoning change from the A-Agricultural zoning district to the R5-Residential, R10-Residential, RM10-Residential and RT-Residential zoning districts and preliminary plat for Kilber North 2nd Addition. The proposed plat includes 23 lots in 2 blocks on 17.65 acres and is located south of 43rd Avenue NE between North Washington Street and US Highway 83 (Tract L and Tract X-1 of the NW¹/₄ of Section 21, T139N-R80W/Hay Creek Township).
- H. A zoning ordinance text amendment to the day care provisions. The proposed amendment would modify the requirements for family child care, group child care and child care centers.

MOTION: Based on the findings contained in the staff reports, Commissioner Atkinson made a motion to approve consent agenda items A, B, C, D, E, F, G and H, calling for public hearings and/or tentative approval on the items. Commissioner Warford seconded the motion and it was unanimously approved with Commissioners Armstrong, Atkinson, Bullinger, Juhala, Schwartz, Selzler and Warford voting in favor of the motion.

PUBLIC HEARING – ANNEXATION, ZONING CHANGE AND FINAL PLAT – BREI ESTATES FIRST ADDITION

Vice Chairman Armstrong called for final consideration of the annexation and the public hearing on a zoning change from the A-Agricultural zoning district to the R10 – Residential, RM10 - Residential, RM15 – Residential, RM30 – Residential and RT – Residential zoning districts and the final plat of BREI Estates First Addition. The proposed plat is 15 lots in 4 blocks on 23.08 acres and is located north of 43rd Avenue NE/Ash Coulee Drive and along the west side of North Washington Street (part of the NE¹/₄ of Section 17, T139N-R80W/Hay Creek Township).

Mr. Tomanek provided an overview of the requests, including the following findings for the annexation:

1. The City and other agencies would be able to provide necessary public services, facilities and programs to serve the development allowed by the annexation at the time the property is developed.
2. The proposed annexation would not adversely affect property in the vicinity.
3. The proposed annexation is consistent with the general intent and purpose of Title 14 of the City Code of Ordinances.
4. The proposed annexation is consistent with the master plan, other adopted plans, policies and planning practice.

Mr. Tomanek then provided the following findings for the zoning change:

1. The proposed zoning change is consistent with the Land Use Plan, which identifies the

use of this area as mixed-use and residential (land use portion of US Highway 83 Corridor Transportation Study).

2. The proposed zoning change would be compatible with adjacent land uses, provided the R10-zoned lots are developed with twinhome structures to provide a transitional zoning buffer between the existing single-family dwellings and the proposed higher intensive land uses to the north. Adjacent land uses include a former church and single-family residential to the south and undeveloped property to the north, east and west. The former church property is zoned as a Planned Unit Development (PUD), which allows the adaptive reuse of the former church facility as multi-family development. The undeveloped property to the east has been identified as a future elementary school.
3. The subdivision proposed for the property would be annexed prior to development; therefore, the zoning change would not place an undue burden on public services and facilities.
4. The proposed zoning change would not adversely affect property in the vicinity.
5. The proposed zoning change is consistent with the general intent and purpose of the zoning ordinance.
6. The proposed zoning change is consistent with the master plan, other adopted plans, policies and accepted planning practice.

Mr. Tomanek then listed the following findings for the final plat:

1. All technical requirements for approval of a final plat have been met.
2. The proposed subdivision generally conforms to the Fringe Area Road Master Plan for this area, which identifies LaSalle Drive as the east-west collector for this section.
3. The storm water management plan has been approved by the City Engineer.
4. The proposed subdivision would be annexed prior to development; therefore, it will not place an undue burden on public services and facilities.
5. The proposed subdivision would be compatible with adjacent land uses, provided the R10-zoned lots are developed with twinhome structures to provide a transitional zoning buffer between the existing single-family dwellings and the proposed higher intensive land uses to the north. Adjacent land uses include a former church and single-family residential to the south and undeveloped property to the north, east and west. The former church property is zoned as a Planned Unit Development (PUD), which allows the adaptive reuse of the former church facility as multi-family development. The undeveloped property to the east has been identified as a future elementary school.
6. The proposed subdivision would not adversely affect property in the vicinity.
7. The proposed subdivision is consistent with the general intent and purpose of the zoning

ordinance and subdivision regulations.

8. The proposed subdivision is consistent with the master plan, other adopted plans, policies and accepted planning practice.

Mr. Tomanek said based on these findings, staff recommends approval of the annexation, zoning change and final plat for BREI Estates First Addition with the condition that the R10 lots would have to be developed with two-unit structures.

Vice Chairman Armstrong opened the public hearing on the zoning change and final plat of BREI Estates First Addition.

Harold Holznagel approached the podium on behalf of the Horizon Heights Homeowner's Association. He explained the concerns with LaSalle Avenue going through a slough and the drainage problems already existing on Washington and Medora, as well as the new high volume of traffic. He added that the property values will decrease. Commissioner Bullinger replied that the process to make a multi-lane corridor is already in place to ensure traffic congestion does not become an issue.

Renee Stromme spoke in opposition to the request and submitted here written comments, which are attached as Exhibit A.

Kelly Goebel approached the podium to explain that her home will border the new twin homes and apartments, adding these buildings will have a negative impact on their quality of life as well as their property value. She stated that zoning of this nature is overeager and aggressive, irresponsible and would significantly undermine the families of the neighborhood and will compromise the safety of their children, negatively impact home values, and create overwhelming traffic problems in an already saturated area. Her request is that the proposed zoning plan be rejected and an R5 zoning district be maintained.

Resident James Landeberger followed to ask what kind of stress will be put on the utilities of the area. Commissioner Bullinger responded that utility master plans are required and addressed before applications are accepted, so there should be no issues. Mr. Landenberger then inquired on the traffic studies and asked who is benefitting from this zoning change.

Property owner Randy Bakke spoke to explain that it is their plan to do a first class development and that the twin home area will typically be well maintained as they generally attract older residents. He also stated the land to the north will be developed eventually, most likely to apartment or office buildings along Washington, in which case the resulting traffic would have direct access to Washington, rather than onto LaSalle or Medora.

Commissioner Atkinson acknowledged the percentage of high density housing and increase of home prices and demand for rental housing. He stated the need for the number of high density requests be looked at proactively.

Vice Chairman Armstrong consulted Department Director Carl Hokenstad regarding the process of findings in the staff report. Hokenstad explained these are well researched findings and that the recommendations are made in the best interest of the community. In the event a

recommendation is challenged, it is requested that a valid reason be found in the staff findings so that it can be addressed appropriately.

Commissioner Warford pointed out that though the number of building requests has been for more high density properties, they have not been within violation of the Growth Management Plan parameters and that making the zoning change gradual from R5 to R10 zoning change that the issue and concern is just being moved to the next neighboring property.

Resident Steve Gates approached the podium and stated the existing issue of storm water drainage and questioned what will be happening with run off when LaSalle joins to Washington St. as the current open space becomes saturated with runoff water. Dave Patience explained that until the area is developed there is no storm water system to move the water away but a plan will be put in place for the run off to be diverted down to two existing ponds as specified in the storm water master plan.

Resident Beth Landenberger approached the podium and voiced her concern regarding going straight to R10 zoning and that it is frightening to have a \$300,000-\$400,000 investment and then having huge things going up behind it where they can look into your backyard, adding that the process is being done too quickly. She also expressed the desire to make the zoning gradual and that the purchasers of the R5 properties would be well aware of the adjacent R-10 zoning if a plan is already in place.

Vice Chairman Armstrong closed the public hearing.

MOTION: Based on the findings contained in the staff reports, Commissioner Warford made a motion to approve the annexation; the zoning change from the A-Agricultural zoning district to the R10-Residential, RM10-Residential, RM15-Residential, RM30-Residential and RT-Residential zoning districts; and final plat of BREI Estates First Addition, with the condition that the development of Lot 3, Block 2 and Lots 1-5, Block 4, be restricted to twinhome development. Commissioner Selzler seconded the motion and it was approved with Commissioners Armstrong, Atkinson, Bullinger, Juhala, Selzler, and Warford voting in favor of the motion. Commissioner Schwartz opposed the motion.

PUBLIC HEARING – ZONING CHANGE AND FINAL PLAT – KOCH CREST ADDITION

Vice Chairman Armstrong called for the public hearing on the zoning change from the A-Agricultural and CG-Commercial zoning districts to the RM30-Residential and CG-Commercial zoning districts and final plat of Koch Crest Addition . The proposed plat is 15 lots in 2 blocks on 10.32 acres and is located In northeast Bismarck along the west side of Centennial Road approximately ½ mile north of East Century Avenue (Auditor’s Lot B of the NE ¼ of Section 23, T139N-R80W/Hay Creek Township).

Mr. Tomanek provided an overview of the requests, including the following findings for the zoning change:

1. The proposed zoning change is outside the boundaries of the Land Use Plan.
2. The proposed zoning change would be compatible with adjacent land uses. Adjacent land uses include developing single and multi-family residential and commercially-zoned property to the south, the KOA Campground to the north and the future high school site to the west.
3. The proposed subdivision is already annexed; therefore, it would not place an undue burden on public services and facilities.
4. The proposed zoning change would not adversely affect property in the vicinity.
5. The proposed zoning change is consistent with the general intent and purpose of the zoning ordinance.
6. The proposed zoning change is consistent with the master plan, other adopted plans, policies and accepted planning practice.

Mr. Tomanek then provided the following findings for the final plat:

1. All technical requirements for approval of a final plat have been met.
2. The proposed subdivision is consistent with the Fringe Area Road Master Plan for Section 23, T139N-R80W/Hay Creek Township, which identifies East Calgary Avenue as the east-west collector roadway and Centennial Road as the north-south arterial roadway for this section.
3. The storm water management plan has been approved by the City Engineer
4. The proposed subdivision would be compatible with adjacent land uses. Adjacent land uses include developing single and multi-family residential and commercially-zoned property to the south, the KOA Campground to the north and the future high school site to the west.
5. The proposed subdivision is already annexed; therefore, it would not place an undue burden on public services and facilities.
6. The proposed subdivision would not adversely affect property in the vicinity.
7. The proposed subdivision is consistent with the general intent and purpose of the zoning ordinance and subdivision regulations.
8. The proposed subdivision is consistent with the master plan, other adopted plans, policies and accepted planning practice.

Mr. Tomanek said based on these findings, staff recommends approval of the zoning change and final plat of Koch Crest Addition.

Vice Chairman Armstrong opened the public hearing on the zoning change and final plat of Koch Crest Addition.

Co-Owner of the KOA Campground Mark Roeder submitted Exhibit B, referencing their concerns and suggestions for development. In particular, they are concerned with the proposed roadway alignment and the impact on their property. They requested more time to be allowed for consulting as they are unfamiliar with the development process.

Commissioner Atkinson questioned the original desire of the property owner south of the proposed subdivision. Mr. Tomanek explained that the location he is referring to is the future location of multiple manufactured homes. It was then explained that the existing French Street in that same location is desired to continue north through the KOA campground and exit on the north side.

Harvey Schneider of Toman Engineering explained that he has been working with Mike Koch and that no comments were received regarding the city's concern for the continuation of French Street. It was determined on December 5th to utilize Alabama Street as entry to the KOA Campground; Roeder at that time then suggested the continuation of French Street.

Mr. Roeder returned to further explain that their concern is for connection on French Street in the future in the event that commercial property is developed then that access will be necessary.

Property Owner Mike Koch approached the podium to explain that no issues have been raised until only recently regarding the extension of French Street and that the sudden new demand for knowing how surrounding areas will be developed is unfair.

Mr. Tomanek elaborated that at the time the staff reports were prepared, there had been very little conversation with the Roeder's. New information has come into play in the week prior to the meeting, and staff has no objection to the request for a continuation until the next meeting. He clarified that staff met with Mr. Koch and Mr. Schneider on November 1st for a pre-application meeting prior to paperwork being accepted at which point no issues were noted with the exception of a backage road in line with French Street should be considered. On December 3rd at the plat review meeting, Mr. Schneider questioned the requirement of the extension of French Street and requested that another meeting be scheduled to discuss this option which then took place on December 5th. On January 7th, a review took place for Edgewood Village 7th and it was asked that the applicant work with the consulting engineer, which was AE2S and the owner of the KOA campground, to ensure that the proposed roadway alignment works for all parties.

Vice Chairman Armstrong closed the public hearing.

MOTION: Based on the findings contained in the staff report, Commissioner Bullinger made a motion to continue the hearing for zoning change and final plat of Koch Crest Addition until the next meeting, in order to provide time to reach a resolution on roadway alignments with the adjacent property owner. Commissioner Schwartz seconded the motion and it was unanimously approved with Commissioners Armstrong, Atkinson, Bullinger, Juhala, Schwartz, Selzler and Warford voting in favor of the motion.

PUBLIC HEARING – ZONING CHANGE AND FINAL PLAT – ENGLAND ACRES SUBDIVISION

Vice Chairman Armstrong called for the public hearing on the zoning change from the A-Agricultural and RR-Rural Residential zoning districts to the RR-Residential zoning district and the final plat of England Acres Subdivision. The proposed plat is 6 lots in 1 block on 17.5 acres and is located along the west side of England Street, approximately ¼ mile north of 48th Avenue SW (All of the E½ of the E¾ of the N½ of the NE¼ of the SE¼ of the SE¼ Section 19, T138N-R80W/Lincoln Township).

Ms. Wollmuth provided an overview of the requests and provided the following additional information regarding the requests:

1. The proposed subdivision is located within the City's two-mile extra territorial jurisdiction; a rural water agreement with South Central Regional Water District is required.
2. The proposed subdivision is partially located within the Urban Service Area Boundary. A waiver request has been submitted to eliminate the requirement of ghost platting and other USAB requirements. The waiver request seems reasonable, as the property is located within the Special Flood Hazard area (SFHA) or 100-year floodplain and sanitary service is not feasible.
3. The Fringe Area Road Master Plan identifies England Street as an arterial roadway. Section 14-09-05(k) (Design Standards/Streets and alleys) specifies that a 75 foot right-of-way is required; however an accessory building was constructed in 1999 approximately 60 feet from the section line. Due to the placement of the accessory building, County Engineer Hall has indicated a willingness to reduce the width of the right-of-way from 75 feet to 33 feet in this area however; a 75 foot right-of-way dedication would be required of the adjacent property owner if England Street is to be constructed in the future.
4. Section 14-09-06 of the City Code of Ordinances (Subdivision Regulations/Improvements) requires the grading and paving of all roadways within the subdivision prior to development of the subdivision. The Burleigh County Roadway Improvement Policy, in addition to requiring the paving and grading of all roadways within the subdivision, also requires the grading and paving of adjacent section line roads. County Engineer Hall has recommended waiving the requirement of paving the section line roadway (England Street) south to the edge of the proposed subdivision. The right of way easement has been secured and England Street will be constructed in the future when the remainder of the required right-of-way is dedicated.

Ms. Wollmuth then provided the following findings for the zoning change:

1. The proposed zoning change would be compatible with adjacent land uses. Adjacent land uses include rural residential to the north and west, and agriculturally zoned property to the east and south.

2. The proposed subdivision would be served by South Central Regional Water District and would have direct access to England Street; therefore, the proposed zoning change would not place an undue burden on public services.
3. The proposed zoning change would not adversely affect property in the vicinity
4. The proposed zoning change is consistent with the general intent and purpose of the zoning ordinance and subdivision regulations.
5. The proposed zoning change is consistent with the master plan, other adopted plans, policies and accepted planning practice.

Ms. Wollmuth also listed the following findings for the final plat:

1. All technical requirements for approval of a final plat have been met.
2. The storm water management plan has not yet been approved by the City Engineer. Written concurrence of the County Engineer is also required.
3. The proposed subdivision generally conforms to the Fringe Area Road master Plan, which identifies England Street as a north south arterial.
4. The proposed subdivision would be compatible with adjacent land uses. Adjacent land uses include partially developed rural residential to the north and west, and agriculturally zoned property to the east and south.
5. The proposed subdivision would be served by South Central Regional Water District and would have direct access to England Street; therefore, the proposed subdivision would not place an undue burden on public services.
6. The proposed subdivision would not adversely affect property in the vicinity.
7. The proposed subdivision is consistent with the general intent and purpose of the zoning ordinance and subdivision regulations.
8. The proposed subdivision is consistent with the master plan, other adopted plans, policies and accepted planning practice.

Ms. Wollmuth said based on these findings, staff recommends continuation of the zoning change and final plat of England Acres Subdivision until the storm water management plan for the final plat is approved by the City Engineer.

Commissioner Warford asked for input on the effects of the 2011 flood on this location. Dave Patience explained that the area to the north was dry and that the dike ran down England Street to the east so that the area would be protected once a new dike is in place.

Vice Chairman Armstrong opened the public hearing on the zoning change and final plat for England Acres Subdivision.

With there being no public comment on these items, Vice Chairman Armstrong closed the public hearing.

MOTION: Based on the findings contained in the staff report, Commissioner Warford made a motion to continue the zoning change and final plat of England Acres Subdivision until the next meeting. Commissioner Selzler seconded the motion and it was unanimously approved with Commissioners Armstrong, Atkinson, Bullinger, Juhala Schwartz, Selzler and Warford voting in favor of the motion.

**PUBLIC HEARING – ZONING CHANGE –
LOTS 2-4, BLOCK 10, SONNET HEIGHTS SUBDIVISION**

Vice Chairman Armstrong called for the public hearing on the zoning change from the R5-Residential zoning district to the R10-Residential zoning district for Lots 2-4, Block 10, Sonnet Heights Subdivision. The property is located in north Bismarck, north of Canada Avenue approximately 1/4 mile west of US Highway 83.

Mr. Tomanek provided an overview of the request, including the following findings for the zoning change:

1. The proposed zoning change is consistent with the Land Use Plan, which identifies the long range use of this area as urban residential (land use component of US Highway 83 Corridor Transportation Study).
2. The proposed zoning change would be compatible with adjacent land uses. Adjacent land uses include developing single and two-family residential to the south, north, east and west.
3. The property is already annexed; therefore, the proposed zoning change would not place an undue burden on public services.
4. The proposed zoning change would not adversely affect property in the vicinity.
5. The proposed zoning change is consistent with the general intent and purpose of the zoning ordinance.
6. The proposed zoning change is consistent with the master plan, other adopted plans, policies and accepted planning practice.

Mr. Tomanek said based on these findings, staff recommends approval of the zoning change from the R5-Residential zoning district to the R10-Residential zoning district for Lots 2-4, Block 10, Sonnet Heights Subdivision.

Mr. Tomanek submitted Exhibit C on behalf of Keith and Delores Soiseth regarding their concern on the following zoning change.

Vice Chairman Armstrong opened the public hearing on the zoning change for Lots 2-4, Block

10, Sonnet Heights Subdivision.

With there being no public comment on this item, Vice Chairman Armstrong closed the public hearing.

MOTION: Based on the findings contained in the staff report, Commissioner Warford made a motion to approve the zoning change from the R5-Residential zoning district to the R10-Residential zoning district for Lots 2-4, Block 10, Sonnet Heights Subdivision. Commissioner Armstrong seconded the motion and it was unanimously approved with Commissioners Armstrong, Atkinson, Bullinger, Juhala, Schwartz, Selzler and Warford voting in favor of the motion.

OTHER BUSINESS

New employee of the Community Development department, Hilary Balzum, was introduced.

ADJOURNMENT

There being no further business Vice Chairman Armstrong declared the Bismarck Planning & Zoning Commission adjourned at 6:38 p.m. to meet again on February 27, 2013.

Respectfully submitted,

Kim L. Lee, AICP
Recording Secretary

Wayne Lee Yeager
Chairman