

BISMARCK PLANNING & ZONING COMMISSION
MEETING MINUTES
August 27, 2014

The Bismarck Planning & Zoning Commission met on August 27, 2014 at 5:00 p.m. in the Tom Baker Meeting Room in the City-County Office Building, 221 North 5th Street. Chairman Yeager presided.

Commissioners present were Mark Armstrong, Tom Atkinson, Mel Bullinger, Mike Donahue, Vernon Laning, Doug Lee, Mike Schwartz, Mike Seminary, Lisa Waldoch and Wayne Yeager.

Commissioner absent was Ken Selzler.

Staff members present were Carl Hokenstad – Director of Community Development, Kim Lee – Planning Manager, Jason Tomanek – Planner, Jenny Wollmuth – Planner, Hilary Balzum – Community Development Office Assistant, Charlie Whitman – City Attorney, Steve Saunders – Transportation Planner and Jason Hammes – Assistant City Attorney.

PRESENTATION/PUBLIC HEARING – FRINGE AREA ROAD MASTER PLAN UPDATE

Chairman Yeager called for the presentation and public hearing on the 2014 Fringe Area Road Master Plan Update.

Bill Troe, SRF Consulting, said the Fringe Area Road Master Plan (FARMP) will become part of the City's Master Plan and that the Planning and Zoning Commission's recommendation will need to be by resolution and will be forwarded to the Bismarck City Commission. He said planning is being done for the anticipated growth of Bismarck extending several miles outside of city limits, with rugged terrain directly adjacent to the city needing focus. He said arterial and collector roadway networks need to be identified in order to reduce the potential for an uncoordinated approach to future roadway connections. He went on to say arterial, major and minor collectors and continuous corridors are all potential route alignments and an attempt has been given to follow section lines and contours, avoiding steep terrain, barriers and existing buildings. He said multiple opportunities for input from the public and the steering committee have been offered and that significant improvements along the beltway in Burleigh County have been made with multiple configuration options. He then said as the fringe areas of the community develop, thought out concepts will have changed from many years ago and alignments may need to change. He then said inconsistency issues would require a FARMP amendment to be approved by the Planning and Zoning Commission and the City Commission, adding that the amendment process is outlined in the Plan.

Commissioner Laning asked if the beltway would also serve as a truck bypass with constant movement. Mr. Troe said the plan is not designed to account for traffic increases and that the

current Long Range Transportation Plan study that is currently being conducted would be a better place to discuss traffic increases.

Commissioner Seminary made reference to page 8 of the proposed FARMP where it gives information on the framework provided by the Plan and that it will go through changes. He said we are in a unique market as we have exceptionally rapid growth and funding is changing how we may work the process. He asked Mr. Troe to give two suggestions that might help address how to fund the new fringe roads.

Mr. Troe said performance measures need to be adopted for decision making and to find different ways to help ourselves improve funding sources depending on the jurisdiction involved. He said the funding will still come back to using a formula to account for federal funding no matter what the growth rate is.

Chairman Yeager opened the public hearing.

There being no comments, Chairman Yeager closed the public hearing.

Ms. Lee told the Commission that the FARMP is proposing a uniform procedure for amendment to coincide with the Plan.

MOTION: Commissioner Lee made a motion to recommend approval of the Plan by resolution and forward the 2014 Fringe Area Road Master Plan to the Bismarck City Commission for adoption as proposed. Commissioner Atkinson seconded the motion and it was unanimously approved with Commissioners Armstrong, Atkinson, Bullinger, Donahue, Laning, Lee, Schwartz, Seminary, Waldoch and Yeager voting in favor of the motion. A copy of the resolution is attached as Exhibit A.

MINUTES

Chairman Yeager called for consideration of the minutes of the July 23, 2014 meeting.

MOTION: Commissioner Armstrong made a motion to approve the minutes of the July 23, 2014 meeting as received. Commissioner Lee seconded the motion and it was unanimously approved with Commissioners Armstrong, Atkinson, Bullinger, Donahue, Laning, Lee, Schwartz, Seminary, Waldoch and Yeager voting in favor of the motion.

CONSIDERATION

- A. HERITAGE RIDGE ADDITION –
ZONING CHANGE (A TO R5, R10, RM15 & P) AND PRELIMINARY PLAT**
- B. LOTS 2-3, BLOCK 2 AND 4-6, BLOCK 3, STONECREST 2ND ADDITION –
ZONING CHANGE (RM30 TO PUD)**

- C. LOT 2, BLOCK 3, KMK ESTATES –
ZONING CHANGE (RR TO R10 & RT)
- D. LOTS 1-3, BLOCK 1, SONNET HEIGHTS SUBDIVISION –
ZONING CHANGE (RM15 TO PUD)
- E. LOTS 1-24, BLOCK 15, MCKENZIE'S ADDITION –
PUD AMENDMENT

Chairman Yeager requested that item #6, a zoning change for Lots 1-3, Block 1, Sonnet Heights Subdivision, be removed for discussion by the Commission as he will be turning the meeting over to Vice Chairman Lee for consideration of that item.

MOTION: Commissioner Lee made a motion to remove consent agenda item #6, a zoning change for Lots 1-3, Block 1, Sonnet Heights Subdivision, to allow Chairman Yeager to remove himself as Chairman for that item. Commissioner Seminary seconded the motion and it was unanimously approved with Commissioners Armstrong, Bullinger, Donahue, Laning, Lee, Schwartz, Seminary, Waldoch and Yeager voting in favor of the motion.

Chairman Yeager called for consideration of the following consent agenda items:

- A. Heritage Ridge Addition –
Zoning Change (A to R5, R10, RM15 & P) and Preliminary Plat
- B. Lots 2-3, Block 2 and 4-6, Block 3, Stonecrest 2nd Addition –
Zoning Change (RM30 to PUD)
- C. Lot 2, Block 3, KMK Estates –
Zoning Change (RR to R10 & RT)
- E. Lots 1-24, Block 15, McKenzie's Addition –
PUD Amendment

MOTION: Commissioner Laning made a motion to approve consent agenda items A, B, C and E, granting tentative approval or calling for public hearings on the items as recommended by staff. Commissioner Lee seconded the motion and it was unanimously approved with Commissioners Armstrong, Bullinger, Donahue, Laning, Lee, Schwartz, Seminary, Waldoch and Yeager voting in favor of the motion.

Chairman Yeager removed himself from the meeting and turned it over to Vice Chairman Lee.

Vice Chairman Lee called for consideration of the following consent agenda item:

- D. Lots 1-3, Block 1, Sonnet Heights Subdivision
Zoning Change (RM15 to PUD)

MOTION: Commissioner Armstrong made a motion to approve consent agenda item D, calling for a public hearing on the item as recommended by staff.

Commissioner Atkinson seconded the motion and it was unanimously approved with Commissioners Armstrong, Bullinger, Donahue, Laning, Lee, Schwartz, Seminary and Waldoch voting in favor of the motion.

Chairman Yeager returned to the meeting.

**FINAL CONSIDERATION – ANNEXATION
PARTS OF KMK ESTATES AND HIGH MEADOWS 9TH ADDITION**

Chairman Yeager called for the final consideration of the annexation of parts of KMK Estates and High Meadows 9th Addition. The property is located in northwest Bismarck, along the west side of North Washington Street, south of Ash Coulee Drive. Ms. Lee noted that these properties are the remaining unannexed properties included in the 2007 annexation agreement.

Ms. Lee provided an overview of the request and presented the following findings for the annexation:

1. The owners of all of the properties included in this annexation entered into annexation agreements with the City and submitted applications for annexation in July 2007.
2. The City and other agencies would be able to provide necessary public services, facilities and programs to serve the development allowed by the annexation.
3. The proposed annexation would not adversely affect property in the vicinity.
4. The proposed annexation is consistent with the general intent and purpose of the zoning ordinance.
5. The proposed annexation is consistent with the master plan, other adopted plans, policies and planning practice.

Ms. Lee said based on these findings, staff recommends approval of the annexation of the following, in accordance with the annexation agreement entered into in July 2007:

- Lot A of Lot 3, Block 2, KMK Estates (being replatted as part of High Meadows 12th Addition)
- Lot B of Lot 3, Block 2, KMK Estates (being replatted as part of High Meadows 12th Addition)
- Lot 4, Block 2, KMK Estates (being replatted as part of High Meadows 12th Addition)
- Lot 1, Block 3, KMK Estates
- Lot 2, Block 3, KMK Estates
- E1/2 of Lot 4 less Lot A, Block 3, KMK Estates P
- Part of Lot 6, Block 3 east of High Meadows 5th, KMK Estates

- Lot 7, Block 3, KMK Estates
- Lot 1 less the N120' of the S220' of the E150', Block 4, KMK Estates
- Lot 2, Block 4, KMK Estates
- Lot 6, Block 1, High Meadows 9th Addition
- Lot 7, Block 1, High Meadows 9th Addition

MOTION: Based on the findings contained in the staff report, Commissioner Lee made a motion to approve the annexation of parts of KMK Estates and High Meadows 9th Addition as recommended by staff. Commissioner Waldoch seconded the motion and it was approved with Commissioners Atkinson, Bullinger, Donahue, Laning, Lee, Schwartz, Seminary, Waldoch and Yeager voting in favor of the motion.

**PUBLIC HEARING – FINAL PLAT AND ZONING CHANGE–
HIGH MEADOWS 12TH ADDITION**

Chairman Yeager called for the public hearing on the final plat and the zoning change from the RR-Residential zoning district to the R5-Residential and PUD-Planned Unit Development zoning districts for High Meadows 12th Addition. The proposed plat is 45 lots in three blocks on 9.16 acres and is located in northwest Bismarck, west of North Washington Street between Colt Avenue and Bucksin Avenue (a replat of Lots A and B of Lot 3, Block 2 and Lot 4, Block 2, KMK Estates Subdivision).

Ms. Lee provided an overview of the requests and presented the following findings for the zoning change:

1. The proposed zoning change is outside of the area covered by the Future Land Use Plan (FLUP) in the 2014 Growth Management Plan.
2. The proposed zoning change would be compatible with adjacent land uses. Adjacent land uses include a combination of urban single-family residential and rural single-family residential to the west and south, a religious institution to the east and a developing one and two-unit residential subdivision to the north.
3. The subdivision proposed for this property would be annexed and services will be extended in conjunction with development; 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.

Ms. Lee then gave the findings for the final plat:

1. The revised preliminary plat was tentatively approved by the Planning & Zoning Commission on July 23, 2014.
2. All technical requirements for approval of a final plat have been met.
3. The storm water management plan has been approved by the City Engineer.
4. The proposed subdivision is outside of the area covered by the Fringe Area Road Master Plan. North Washington Street to the east of the proposed plat and Ash Coulee Drive to the north of the proposed plat are both classified as minor arterials on the MPO's Functional Classification Network (2009).
5. The proposed subdivision would be compatible with adjacent land uses. Adjacent land uses include a combination of urban single-family residential and rural single-family residential to the west and south, a religious institution to the east and a one and two-unit residential subdivision to the north.
6. The proposed subdivision would be annexed and services will be extended in conjunction with development; therefore, it would not place an undue burden on public services and facilities.
7. The proposed subdivision would not adversely affect property in the vicinity.
8. The proposed subdivision is consistent with the general intent and purpose of the zoning ordinance and subdivision regulations.
9. The proposed subdivision is consistent the master plan, other adopted plans, policies and accepted planning practice.

Ms. Lee said based on these findings, staff recommends approval of the final plat and the zoning change from the RR-Residential zoning district to the R5-Residential and PUD-Planned Unit Development zoning districts for High Meadows 12th Addition, as outlined in the attached draft PUD ordinance, and with the understanding that all lots to be occupied by single family dwellings be increased to 5,000 square feet.

Commissioner Waldoch asked if the developer has been asked previously to increase those lots that are less than 5,000 square feet to bring them up to the minimum desired size. Ms. Lee said they have been asked, but the plat was not changed. To avoid a precedent being set, the lot sizes need to be increased to at least 5,000 square feet.

Commissioner Waldoch asked what the reasoning is behind the smaller lots. Ms. Lee said the developer might be better to answer that question.

Commissioner Seminary said in some ways, given the concerns about the smaller lot sizes, smaller lots could increase density and reduce the funding needed for public improvements for the area. Ms. Lee said the majority of single-family lots within the community are much larger and setbacks have been reduced in this plat, but it is not desirable to reduce the lot sizes themselves to below 5,000 square feet.

Chairman Yeager opened the public hearing.

Dave Patience, Swenson, Hagen & Co., said this will be an infill project for KMK Estates and the lot widths were considered when taking into consideration the width of the public street. He said a 50 foot wide lot cannot be 100 feet deep or they will lose two rows of lots as well as a street.

There being no further comments, Chairman Yeager closed the public hearing.

MOTION: Based on the findings contained in the staff reports, Commissioner Donahue made a motion to approve the final plat and zoning change from the RR-Residential zoning district to the R5-Residential and PUD-Planned Unit Development zoning districts for High Meadows 12th Addition, as outlined in the draft PUD ordinance, and with the understanding that all lots to be occupied by single-family dwellings be increased to 5,000 square feet. Commissioner Lee seconded the motion and it was unanimously approved with Commissioners Armstrong, Atkinson, Bullinger, Donahue, Laning, Lee, Schwartz, Seminary and Yeager voting in favor of the motion. Commissioner Waldoch opposed the motion.

PUBLIC HEARING – FINAL PLAT– HUBER SECOND SUBDIVISION

Chairman Yeager called for the public hearing on the final plat of Huber Second Subdivision. The proposed plat is three lots in one block on 6.17 acres and is located northeast of Bismarck, along the south side of 43rd Avenue NE east of 52nd Street NE (Lot A of Government Lot 1 of the NW1/4, Section 19, 139N-R79W/Gibbs Township).

Chairman Yeager asked if there was a representative present from Gibbs Township who would like to comment on this item. Gibbs Township Supervisor John Hauck was present but did not wish to give any comments at this time.

Ms. Wollmuth said that the proposed subdivision will be ghost platted for future development and a waiver for a private roadway to serve the proposed subdivision has been requested.

Ms. Wollmuth gave an overview of the request then presented the following findings:

1. The preliminary plat was tentatively approved on July 23, 2013.

2. All technical requirements for approval of the final plat have been met.
3. The stormwater management plan has been approved by the City Engineer, with written concurrence from the Burleigh County Engineer.
4. The Gibbs Township Board of Supervisors has recommended approval of the proposed plat.
5. The proposed subdivision is generally consistent with the Fringe Area Road Master Plan for this area, which identifies 43rd Avenue NE as an arterial roadway.
6. The proposed subdivision would be compatible with adjacent land uses. Adjacent land uses include rural residential to the east and south, and undeveloped agriculturally zoned property to the north, west and south.
7. The subdivision proposed for this property would be served by South Central Regional Water District and would have access to 43rd Avenue NE via a private roadway; therefore the proposed zoning change would not place an undue burden on public services.
8. The proposed subdivision would not adversely affect property in the vicinity.
9. The proposed subdivision is consistent with the general intent and purpose of the zoning ordinance and subdivision regulations.
10. 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 approval of the final plat of Huber 2nd Subdivision, including the granting a waiver for the use of the private roadway.

Chairman Yeager opened the public hearing.

There being no comments, Chairman Yeager closed the public hearing.

MOTION: Based on the findings contained in the staff report, Commissioner Lee made a motion to approve the final plat of Huber 2nd Subdivision, including the granting of a waiver for the use of the private roadway. Commissioner Schwartz seconded the motion and it was approved with Commissioners Armstrong, Atkinson, Bullinger, Donahue, Laning, Lee, Schwartz, Seminary, Waldoch and Yeager voting in favor of the motion.

**PUBLIC HEARING – SPECIAL USE PERMIT
LOTS 7-9 LESS THE EAST 10 FEET, BLOCK 37, NORTHERN PACIFIC
ADDITION (OFF-SITE PARKING LOT)**

Chairman Yeager called for the public hearing for a special use permit for an off-site parking lot to be located on Lots 7-9 less the East 10 feet, Block 27, Northern Pacific Addition. The property is located in central Bismarck, north of East Avenue A and east of North 8th Street. Ms. Wollmuth gave an overview of the request, including the following findings:

1. The proposed special use would comply with applicable provisions of the zoning ordinance. In particular, the proposed special use meets all five (5) provisions outlined in Section 14-03-08(4)(x) of the City Code of Ordinances (Special Uses)(Off-site Parking).
2. The proposed special use would not adversely affect the public health, safety and general welfare.
3. The proposed special use would not be detrimental to the use or development of adjacent properties, provided the landscaping and buffer yard is installed. According to the site plan submitted with the application, the required landscaping and buffer yard will be installed per Section 14-03-11(10) of the City Code of Ordinances.
4. The use would be designed, constructed, operated and maintained in a manner that is compatible with the appearance of the existing or intended character of the surrounding area.
5. Adequate public facilities and services are in place to serve the proposed special use.
6. The proposed special use would not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of other uses in the immediate vicinity.
7. The proposed special use is compatible with adopted plans, policies and accepted planning practice.

Ms. Wollmuth said based on the above findings, staff recommends approval of the special use permit to allow the construction of an off-site parking lot on Lots 7-9, Block 37, Northern Pacific 2nd Addition, with the following condition:

1. Development of the site shall generally conform to the site plan submitted.

Chairman Yeager opened the public hearing.

There being no comments, Chairman Yeager closed the public hearing.

MOTION: Based on the findings contained in the staff report, Commissioner Lee made a motion to approve the special use permit to allow the construction of an off-site parking lot on Lots 7-9 less the east 10 feet, Block 37, Northern Pacific 2nd Addition, with the following condition: 1. Development of the site shall generally conform to the site plan submitted. Commissioner Laning seconded the motion and it was approved with Commissioners Armstrong, Atkinson,

Bullinger, Donahue, Laning, Lee, Schwartz, Seminary, Waldoch and Yeager voting in favor of the motion.

**PUBLIC HEARING – SPECIAL USE PERMIT
LOT 2, BLOCK 3, GRAND PRAIRIE ESTATES 3RD SUBDIVISION (INCREASED
SIZE OF ACCESSORY BUILDING)**

Chairman Yeager called for the public hearing for a special use permit for the increased size of an accessory building to be located on Lot 2, Block 3, Grand Prairie Estates 3rd Subdivision. The property is located northeast of Bismarck, north of 43rd Avenue NE, along the west side of Plainsman Road, and east of 26th Street NE.

Ms. Wollmuth said that there is an existing 1300 square foot accessory building on the property and that the applicant is proposing to construct a 1,664 square foot additional accessory building.

Ms. Wollmuth gave an overview of the request, including the following findings:

1. The proposed special use complies with all applicable provisions of the zoning ordinance and is consistent with the general intent and purpose of the zoning ordinance.
2. The proposed special use would not adversely affect the public health, safety and general welfare.
3. The proposed special use would not be detrimental to the use or development of adjacent properties.
4. The proposed special use would be compatible with the surrounding rural residential neighborhood.
5. The request is compatible with adopted plans, policies and accepted planning practice.

Ms. Wollmuth said based on the above findings, staff recommends approval of the special use permit to increase the total allowable square feet of accessory buildings to 2,964 square feet on Lot 2, Block 3, Grand Prairie Estates 3rd Subdivision.

Chairman Yeager opened the public hearing.

John Oss, 5113 Carrington Drive, said he is comfortable with this request but he has concerns about a vacant lot near him having only an accessory building being built on it with no primary structure.

Marshall Liudahl, 5409 Carrington Drive, said he feels approving this special use permit would be setting a precedent for the entire subdivision to be allowed to have that much

square footage in accessory buildings. He said he would like to have more square footage himself and he hopes the commission will also approve his request when he presents it.

Comments received via email supporting the request are attached as Exhibit B.

Ms. Wollmuth said the zoning ordinance was amended in 2012 to allow residents the opportunity to construct larger accessory building upon the approval of a special use permit.

There being no further comments, Chairman Yeager closed the public hearing.

MOTION: Based on the findings contained in the staff report, Commissioner Schwartz made a motion to approve the special use permit to increase the total allowable square feet of accessory buildings to 2,964 square feet on Lot 2, Block 3, Grand Prairie Estates 3rd Subdivision. Commissioner Lee seconded the motion and it was approved with Commissioners Armstrong, Atkinson, Bullinger, Donahue, Laning, Lee, Schwartz, Seminary, Waldoch and Yeager voting in favor of the motion.

**PUBLIC HEARING – SPECIAL USE PERMIT
LOTS 1-2 AND THE WEST 40 FEET OF THE VACATED 11TH STREET, BLOCK 4,
CENTURY COMMERCIAL PARK (EXPANDED DAY CARE CENTER)**

Chairman Yeager called for the public hearing for a special use permit for the expanded day care center to be located on Lots 1-2 and the west 40 feet of the vacated 11th Street, Block 4, Century Commercial Park. The property is located in north central Bismarck, along the east side of North 10th Street, north of Weiss Avenue and west of State Street.

Ms. Wollmuth gave an overview of the request, including the following findings:

1. A child care center is allowed as a special use in the CG-Commercial zoning district, provided specific conditions are met. The proposed child care center meets the provisions outlined in Section 14-03-08(4)(q) of the City Code of Ordinances. A copy of this section is attached.
2. The proposed special use would not adversely affect the public health, safety and general welfare.
3. The proposed special use would not be detrimental to the use or development of adjacent properties.
4. The use would be designed, operated and maintained in a manner that is compatible with the appearance of the existing character of the surrounding area.
5. Adequate public facilities and services are in place.
6. The use would not cause a negative cumulative effect, when considered in conjunction

with the cumulative effect of other uses in the immediate vicinity.

7. Adequate measure have been taken to minimize traffic congestion in the public streets and provide for appropriate on-site circulation of traffic; in particular, on-street parking is limited to Sundays only.

Ms. Wollmuth said abased on the above findings, staff recommends approval of the special use permit to expand the child care center on Lots 1-2 and the west 40 feet of the vacated 11th Street, Block 4, Century Commercial Park, with the following conditions:

1. The number of clients is limited to 81 clients.
2. The use of the existing outdoor recreation area is limited to fourteen (14) clients per classroom rotation.

Chairman Yeager opened the public hearing.

There being no comments, Chairman Yeager closed the public hearing.

Chairman Yeager asked if the building official will consider the existing toilet facilities in the building during the plan review process and parking requirements on the site plan. Ms. Wollmuth said he is already aware of both issues and is working with the client.

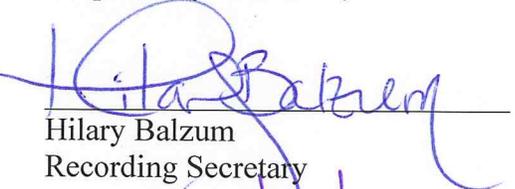
OTHER BUSINESS

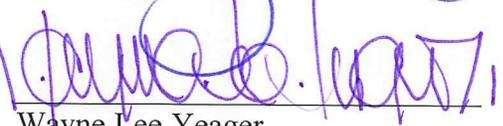
There was no other business to discuss at this time.

ADJOURNMENT

There being no further business, Chairman Yeager declared the Bismarck Planning & Zoning Commission adjourned at 5:58 p.m. to meet again on September 24, 2014.

Respectfully submitted,


Hilary Balzum
Recording Secretary


Wayne Lee Yeager
Chairman

**RESOLUTION OF ADOPTION
for the
2014 FRINGE AREA ROAD MASTER PLAN**

WHEREAS, the Metropolitan Planning Organization and its member jurisdictions, including the City of Bismarck, initiated the development of a 2014 Fringe Area Road Master Plan for the metropolitan area; and

WHEREAS, the Metropolitan Planning Organization and its member jurisdictions, after multiple public involvement meetings and substantial consultation with local planning and engineering staff, have prepared the 2014 Fringe Area Road Master Plan; and

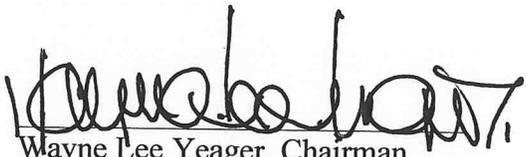
WHEREAS, the 2014 Fringe Area Road Master Plan will be used as a policy tool to promote the orderly growth and development of Bismarck and its fringe area, and will be used in conjunction with the 2014 Growth Management Plan and the Bismarck Comprehensive Policy Plan; and

WHEREAS, notices were published in the official newspaper for the City of Bismarck for a public hearing before the Bismarck Planning & Zoning Commission in accordance with state law; and

WHEREAS, the Bismarck Planning and Zoning Commission has reviewed the 2014 Fringe Area Road Master Plan and held a public hearing on said plan on August 27, 2014;

NOW, THEREFORE BE IT RESOLVED, by the Bismarck Planning & Zoning Commission, that it hereby adopts the 2014 Fringe Area Road Master Plan, as presented at the August 27, 2014 public hearing; and

BE IT FURTHER RESOLVED, that the Bismarck Planning & Zoning Commission recommends the adoption of the 2014 Fringe Area Road Master Plan by the Bismarck Board of City Commissioners.


Wayne Lee Yeager, Chairman
Bismarck Planning & Zoning Commission

Aug. 27, 2014
Date

ATTEST:


Carl D. Hokenstad, Secretary
Bismarck Planning & Zoning Commission

8/27/2014
Date

From:
Sent: Tuesday, August 26, 2014 9:42 PM
To: Planning General Mailbox
Subject: Deb and Gary Schmidt Permit Approval

To whom it may concern,

I support the approval of the special use permit for the construction of the accessory building as described in the letter dated 15 Aug 2014.

Jim Isaak
5300 Plainsman Road
Bismarck, ND