

**BISMARCK PLANNING & ZONING COMMISSION
MEETING MINUTES
March 25, 2015**

The Bismarck Planning & Zoning Commission met on March 25, 2015, 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 Tom Atkinson, Brian Bitner, Mel Bullinger, Mike Donahue, Mike Schwartz, Mike Seminary, Lisa Waldoch and Wayne Yeager.

Commissioners Vernon Laning, Doug Lee and Ken Selzler were absent.

INTRODUCTION OF NEW COMMISSIONER

Chairman Yeager took a moment to welcome Brian Bitner from the Burleigh County Commission as the new ex-officio member to the Bismarck Planning and Zoning Commission.

MINUTES

Chairman Yeager called for consideration of the minutes of the February 25, 2015 meeting.

MOTION: Commissioner Seminary made a motion to approve the minutes of the February 25, 2015 meeting as received. Commissioner Atkinson seconded the motion and it was unanimously approved with Commissioners Atkinson, Bitner, Bullinger, Donahue, Schwartz, Seminary, Waldoch and Yeager voting in favor of the motion.

CONSIDERATION

- A. AIRPORT ROAD 2ND ADDITION – ZONING CHANGE & PRELIMINARY PLAT**
- B. BENEDICTINE FIRST SUBDIVISION – ZONING CHANGE & PRELIMINARY PLAT**
- C. UNIVERSITY OF MARY SECOND SUBDIVISION – ZONING CHANGE**
- D. HAMILTON’S FIRST ADDITION FIRST REPLAT – ZONING CHANGE**
- E. ASH COULEE ESTATES ADDITION – ZONING CHANGE**
- F. OFF-STREET PARKING – ZONING ORDINANCE TEXT AMENDMENT**
- G. SPECIAL USES/TEMPORARY USES – ZONING ORDINANCE TEXT AMENDMENT**
- H. SPECIAL USES/DRIVE-IN/DRIVE-THROUGH ESTABLISHMENTS - ZONING ORDINANCE TEXT AMENDMENT**
- I. CR-COMMERCIAL DISTRICT/PARKING & LOADING – ZONING ORDINANCE TEXT AMENDMENT**

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

- A. Airport Road 2nd Addition – Zoning Change & Preliminary Plat
- B. Benedictine First Subdivision – Zoning Change & Preliminary Plat
- C. University of Mary Second Subdivision – Zoning Change
- D. Hamilton’s First Addition First Replat – Zoning Change
- E. Ash Coulee Estates Addition – Zoning Change
- F. Off-street Parking – Zoning Ordinance Text Amendment
- G. Special Uses/Temporary Uses – Zoning Ordinance Text Amendment
- H. Special Uses/Drive-In/Drive-Through Establishments - Zoning Ordinance Text Amendment
- I. CR-Commercial District/Parking & Loading – Zoning Ordinance Text Amendment

Chairman Yeager said he would like to remove item A for further discussion.

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

Ms. Wollmuth explained that after discussion with the applicant, item A, a zoning change from the R10 and MA zoning districts to the R10, MA and PUD zoning districts for Airport Road 2nd Addition, the applicants decided to change their request for Lot 2, Block 1 to the RT-Residential zoning district rather than the PUD-Planned Unit Development zoning district. Ms. Wollmuth added that staff is supportive of this modification.

MOTION: Commissioner Seminary made a motion to approve consent agenda item A, calling for a public hearing on the item as modified and as recommended by staff. Commissioner Atkinson seconded the motion and it was unanimously approved with Commissioners Atkinson, Bitner, Bullinger, Donahue, Schwartz, Seminary, Waldoch and Yeager voting in favor of the motion.

**FINAL CONSIDERATION – ANNEXATION
LOT 2, BLOCK 1, MR. B’S WEST ADDITION AND PART OF ADJACENT
TRACT 7 (PART OF TRACT C OF ZOLLER’S SUBDIVISION)**

Chairman Yeager called for the final consideration of the annexation of Lot 2, Block 1, Mr. B’s West Addition and part of the adjacent Tract 7 (Part of Tract C of Zoller’s Subdivision). The property is located along the west side of Centennial Road between Interstate 94 and East Century Avenue, along the western edge of the Centennial Manufactured Housing Community (formerly Mr. B’s Manufactured Home Park).

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

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 of development.
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 the zoning ordinance.
4. The proposed annexation is consistent with the master plan, other adopted plans, policies and planning practice.

Ms. Lee said based on the above findings, staff recommends approval of the annexation of Lot 2, Block 1, Mr. B's West Addition and part of the adjacent Tract 7 (part of Tract C of Zoller's Subdivision) (to be known as Tract 11), with the understanding that the proposed annexation will not be forwarded to the City Commission for final action until the proposed plat of irregular description for the tract west of Mr. B's West Addition is submitted to the Planning Division.

MOTION: Based on the findings contained in the staff report, Commissioner Schwartz made a motion to approve the annexation of Lot 2, Block 1, Mr. B's West Addition and part of the adjacent Tract 7 (part of Tract C of Zoller's Subdivision)(to be known as Tract 11), with the understanding that the proposed annexation will not be forwarded to the City Commission for final action until the proposed plat of irregular description for the tract west of Mr. B's West Addition is submitted to the Planning Division. Commissioner Seminary seconded the motion and the request was unanimously approved with Commissioners Atkinson, Bitner, Bullinger, Donahue, Schwartz, Seminary, Waldoch and Yeager voting in favor of the motion.

**PUBLIC HEARING –ZONING CHANGE
LOT 2, BLOCK 1, AND LOTS 1-2, BLOCK 2, NORTHERN SKY ADDITION AND
AUDITOR'S LOT C-3 OF THE SE ¼ OF SECTION 17, T139N-R80W/HAY CREEK
TOWNSHIP**

Chairman Yeager called for the public hearing on the zoning change from the RM30 – Residential, RT – Residential and CA – Commercial zoning districts to the RT – Residential zoning district on Lot 1 and Lot 2, Block 2, Northern Sky Addition and to the CA – Commercial zoning district on Lot 2, Block 1, Northern Sky Addition and Auditor's Lot C-3 in the SE ¼ of Section 17, T139N-R80W/ Hay Creek Township. The property is located in northwest Bismarck, in the northwest quadrant of the intersection of North Washington Street and Ash Coulee Drive / 43rd Avenue NE.

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

1. The proposed zoning change is outside the area covered by the Future Land Use Plan (FLUP) in the 2014 Growth Management Plan (GMP).
2. The proposed zoning change is compatible with adjacent land uses. Adjacent land uses include developing RT – Residential zoned property to the north (including a religious facility), developing single and two-family residential and undeveloped CA – Commercial zoned property to the east across North Washington Street, Horizon Middle School to the west and developing single and two-family residential to the south across Ash Coulee Drive and one large lot single family dwelling.
3. The un-annexed portions of the property will be annexed prior to development; 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.

Ms. Wollmuth said based on the above findings, staff recommends approval of the zoning change from the RM30 – Residential, RT – Residential and CA – Commercial zoning districts to the RT – Residential zoning district on Lot 1 and Lot 2, Block 2, Northern Sky Addition and to the CA – Commercial zoning district on Lot 1 and all of Lot 2, Block 1, Northern Sky Addition and Auditor's Lot C-3 in the SE ¼ of Section 17, T139N-R80W/ Hay Creek Township.

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 Seminary made a motion to approve the zoning change from the RM30 – Residential, RT – Residential and CA – Commercial zoning districts to the RT – Residential zoning district on Lot 1 and Lot 2, Block 2, Northern Sky Addition and to the CA – Commercial zoning district on Lot 2, Block 1, Northern Sky Addition and Auditor's Lot C-3 in the SE ¼ of Section 17, T139N-R80W/ Hay Creek Township. Commissioner Atkinson seconded the motion and the request was unanimously approved with Commissioners Atkinson, Bitner, Bullinger, Donahue, Schwartz, Seminary, Waldoch and Yeager voting in favor of the motion.

**PUBLIC HEARING – ZONING CHANGE
AUDITOR’S LOT J OF THE NE1/4 OF SECTION 30, T139N-R80W/HAY CREEK
TOWNSHIP (PART OF VACATED TYLER’S WESTERN VILLAGE)**

Chairman Yeager called for the public hearing on the zoning change from the A – Agricultural and RM30 – Residential zoning districts to the RT – Residential zoning district on Auditor’s Lot J of the NE1/4 of Section 30 (vacated Tyler’s Western Village), T139N-R80W/Hay Creek Township. The property is located in northwest Bismarck, north of I-94 and east of Tyler Parkway, along the north side of Burnt Boat Drive.

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

1. The proposed zoning change would be compatible with adjacent land uses. Adjacent land uses include undeveloped RM30 – Residential zoned property to the north and east, undeveloped A-Agriculture zoned property to the west, and existing office uses to the south.
2. The property is already annexed; 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.
5. The proposed zoning change is consistent with the master plan, other adopted plans, policies and accepted planning practice.

Ms. Wollmuth said based on the above findings, staff recommends approval of the zoning change from the A – Agricultural and RM30 – Residential zoning districts to the RT – Residential zoning district on Auditor’s Lot J of the NE1/4 of Section 30 (vacated Tyler’s Western Village), T139N-R80W/Hay Creek Township.

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 Schwartz made a motion to approve the zoning change from the A – Agricultural and RM30 – Residential zoning districts to the RT – Residential zoning district on Auditor’s Lot J of the NE1/4 of Section 30 (vacated Tyler’s Western Village), T139N-R80W/Hay Creek Township. Commissioner Donahue seconded the motion and the request was unanimously approved with Commissioners Atkinson, Bitner, Bullinger, Donahue, Schwartz, Seminary, Waldoch and Yeager voting in favor of the motion.

**PUBLIC HEARING – ZONING CHANGE
PART OF LOT 1, BLOCK 1, SHANNON VALLEY THIRD ADDITION**

Chairman Yeager called for the public hearing on the zoning change from the RM30 – Residential zoning district to the R10 – Residential zoning district on part of Lot 1, Block 1, Shannon Valley Third Addition (to be known as Lot 1B, Block 1, Shannon Valley Third Addition).

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

1. The proposed zoning change would be compatible with adjacent land uses. Adjacent land uses include multi-family residential to the north and west, industrial uses to the east across the Hay Creek channel and single and two-family dwellings to the south.
2. The property is already annexed; 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.
5. The proposed zoning change is consistent with the master plan, other adopted plans, policies and accepted planning practice.

Ms. Wollmuth said based on the above findings, staff recommends approval of the zoning change from the RM30 – Residential zoning district to the R10 – Residential zoning district on part of Lot 1, Block 1, Shannon Valley Third Addition (to be known as Lot 1B, Block 1, Shannon Valley Third Addition).

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 Donahue made a motion to approve the zoning change from the RM30 – Residential zoning district to the R10 – Residential zoning district on part of Lot 1, Block 1, Shannon Valley Third Addition (to be known as Lot 1B, Block 1, Shannon Valley Third Addition). Commissioner Atkinson seconded the motion and the request was unanimously approved with Commissioners Atkinson, Bitner, Bullinger, Donahue, Schwartz, Seminary, Waldoch and Yeager voting in favor of the motion.

PUBLIC HEARING – PUD AMENDMENT KAMROSE CROSSING ADDITION

Chairman Yeager called for the public hearing on the major PUD amendment for Kamrose Crossing Addition to clarify rear yard setback requirements. The property is located in south Bismarck, in the northeast corner of the intersection of South Washington Street and Burleigh Avenue, along the west side of Rutland Drive.

Mr. Tomanek gave an overview of the request including the following findings:

1. The proposed PUD amendment is outside of the area covered by the Future Land Use Plan (FLUP) in the 2014 Growth Management Plan.
2. The proposed PUD amendment would be compatible with adjacent land uses. Adjacent land uses include developing twin homes to the north and east, a storm water detention area to the west and undeveloped agricultural land to the south across Burleigh Avenue.
3. The property is annexed and services would be extended in conjunction with development; therefore, the proposed PUD amendment would not place an undue burden on public services and facilities.
4. The proposed PUD amendment would not adversely affect property in the vicinity.
5. The proposed PUD amendment is consistent with the general intent and purpose of the zoning ordinance and subdivision regulations.
6. The proposed PUD amendment is consistent with the master plan, other adopted plans, policies and accepted planning practice.

Mr. Tomanek said based on the above findings, staff recommends approval of the major Planned Unit Development (PUD) amendment for Kamrose Crossing Addition, as outlined in the draft PUD amendment document attached to the staff report.

Commissioner Seminary asked if there are any unintended consequences or precedent being set with this amendment.

Mr. Tomanek said the staff considered many outcomes to this amendment and with there being no additional units being added; the density is the same, he does not foresee any issues and is comfortable that it is purely for clarification purposes with no negative consequences.

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 Schwartz made a motion to approve the major Planned Unit Development (PUD) amendment for Kamrose Crossing Addition, as outlined in the draft PUD amendment document attached to the staff report. Commissioner Donahue seconded the motion and the request was unanimously approved with Commissioners Atkinson, Bitner, Bullinger, Donahue, Schwartz, Seminary, Waldoch and Yeager voting in favor of the motion.

**PUBLIC HEARING – PUD AMENDMENT
STONERIDGE ADDITION**

Chairman Yeager called for the public hearing on the major PUD amendment for Stoneridge Addition to clarify rear yard setback requirements. The property is located in northeast Bismarck west of Centennial Road along the west side of French Street and the south side of Calgary Avenue.

Mr. Tomanek gave an overview of the request including the following findings:

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 PUD amendment would be compatible with adjacent land uses. Adjacent land uses include developing single-family homes to the west and undeveloped commercially-zoned parcels to the north, east and south.
3. The property is annexed and services would be extended in conjunction with development; therefore, the proposed PUD amendment would not place an undue burden on public services and facilities.
4. The proposed PUD amendment would not adversely affect property in the vicinity, provided the required landscape buffer yard is installed in conjunction with site development.
5. The proposed PUD amendment is consistent with the general intent and purpose of the zoning ordinance and subdivision regulations.
6. The proposed PUD amendment is consistent with the master plan, other adopted plans, policies and accepted planning practice.

Mr. Tomanek said based on the above findings, staff recommends approval of the major Planned Unit Development (PUD) amendment for Stoneridge Addition, as outlined in the draft PUD amendment document attached to the staff report.

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 Seminary made a motion to approve the major Planned Unit Development (PUD) amendment for Stoneridge Addition, as outlined in the PUD amendment document attached to the staff report. Commissioner Waldoch seconded the motion and the request was unanimously approved with Commissioners Atkinson, Bitner, Bullinger, Donahue, Schwartz, Seminary, Waldoch and Yeager voting in favor of the motion.

**PUBLIC HEARING – SPECIAL USE PERMIT
LOT 2, BLOCK 1, INLAND ADDITION**

Chairman Yeager called for the public hearing on the special use permit to allow the development and operation of a child care center in the building being constructed on Lot 2, Block 1, Inland Addition. The property is located in southwest Bismarck, south of West Bismarck Expressway Avenue and west of South Washington Street, along the south side of Riverwood Drive.

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 RT – Residential 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.
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 play area is set back 20 feet from the property line and a buffer yard is installed per City requirements.
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 measures have been taken to minimize traffic congestion in the public streets and provide for appropriate on-site circulation of traffic; in particular, adequate off-street parking would be provided.

Ms. Wollmuth said based on the above findings, staff recommends approval of the special use permit to allow the operation of a child care center on Lot 2, Block 1, Inland Addition with the following conditions:

1. The construction and operation of the day care center must meet all applicable requirements for such a use in the RT – Residential zoning district.
2. Development of the site must generally conform to the site plan submitted with the application.

Commissioner Seminary said the layout shows toddler restrooms with an adult restroom next to it and said that seems like a strange concept to him.

Ms. Wollmuth said it is her understanding that the adult restroom would be for employees only and that a bathroom bank may be required in the construction design of the building.

Chairman Yeager said it is typical in North Dakota to have significant provisions to meet based on the number of children attending the child care and he trusts the interpretation of the City Building Official's interpretation of the building codes.

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 Waldoch made a motion to approve the special use permit to allow the operation of a child care center on Lot 2, Block 1, Inland Addition with the following conditions: 1. The construction and operation of the day care center must meet all applicable and requirements for such a use in the RT – Residential zoning district and 2. Development of the site must generally conform to the site plan submitted with the application.. Commissioner Atkinson seconded the motion and the request was unanimously approved with Commissioners Atkinson, Bitner, Bullinger, Donahue, Schwartz, Seminary, Waldoch and Yeager voting in favor of the motion.

PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT DOWNTOWN ZONING DISTRICTS (DC-DOWNTOWN CORE AND DF- DOWNTOWN FRINGE)

Chairman Yeager called for the public hearing for a zoning ordinance text amendment relating to the downtown zoning districts (DC-Downtown Core and DF-Downtown Fringe). Mr. Tomanek explained that the proposed amendments would allow for the requirement of such things as buildings built to the edge of the sidewalk to promote pedestrian traffic, quality building materials, shopping and more lively activity and that this amendment is in response to the recent downtown subarea study. He said staff looked at the zoning ordinance and chose to remove design regulations and add them to the design guidelines to have a more

user friendly document by using pictures and diagrams. He said that much of the design-related language would be removed from the existing ordinance and added to the design guidelines and he added that it also establishes a formal Downtown Design Review Committee which would be the deciding authority on the appearances of facades, windows and color and design for new concepts. He added that public input was requested as well as input from local design professionals and the Renaissance Zone Authority has set intentions on being the Downtown Design Review Committee rather than staff being the review committee as done previously. He said the downtown design guidelines will be a living document meant to be modified, enhanced and reviewed as needed. He added that changes were made from the original version after input was given by the Renaissance Zone Authority and comparable cities were also looked at to help better benefit the downtown area.

Commissioner Bullinger asked if the Renaissance Zone Authority expires as the program eventually closes, who the deciding would be the deciding body.

Mr. Tomanek said Renaissance Zones are originally allowed to exist for 15 years with the option of requesting to renew for longer. He said this is the 15th year of the Bismarck Renaissance Zone Authority and talks have already started to request an extension when needed. He added that Mr. Whitman did consider the possibility, and in the event the Renaissance Zone Authority did dissolve, then a formal committee would have to be created, but he does not foresee any immediate end to the Renaissance Zone Authority in the near future.

Commissioner Atkinson asked what the process would be if an applicant did not agree with a denial from the Downtown Design Review Committee.

Mr. Tomanek said those decisions can be appealed to the City Commission like any others.

Commissioner Schwartz asked if any input was requested from property owners in the downtown districts.

Mr. Tomanek said information was distributed to owners by the Downtowners Association and he also encouraged the design professionals who were contacted to forward the information to as many people as they desired to reach more people and receive more input. He said a "dotmocracy" input concept was also held at Urban Harvest and the Street Fair last year in which approximately 200 people participated.

Commissioner Seminary said he read the document and the discussion in some departments is that we are not regulators but rather facilitators and he feels the interpretation of the guidelines could be a little broad and could be used to either innovate or regulate. He said he is always concerned about the intent of a document and how it would be used now versus how it may be interpreted in the future.

Mr. Tomanek said the guidelines were deliberately left open for interpretation to allow for more creativity. He said the idea of ensuring a professional perspective would be to have

design professionals or additional technical advisors and possibly even a landscape architect on the committee but the role of the planners will not change and the Renaissance Zone Authority could, but they are in-tune with what our downtown area needs.

Chairman Yeager opened the public hearing.

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

Commissioner Seminary said he has traveled considerably and engages in discussions with engineers and architects regularly regarding the taxation of projects. He added that it seems some places do not plan well and do not take enough interest whereas others take too much but in the end the most enjoyable and desirable communities are those with energy in their downtowns. He said it is a large drive by young people planting that flag and the reservations are of those implementing it later as people change and making sure the review is consistent.

Mr. Tomanek said the guidelines will still have to be considered by the City Commission in April and outreach and education components will be considerable prior to the implementation of the guidelines.

MOTION: Based on the proposed zoning ordinance draft language and the recommendation of staff, Commissioner Donahue made a motion to approve the zoning ordinance text amendment relating to downtown zoning districts and the Downtown Design Guidelines as recommended by staff. Commissioner Schwartz seconded the motion and the request was unanimously approved with Commissioners Atkinson, Bitner, Bullinger, Donahue, Schwartz, Seminary, Waldoch and Yeager voting in favor of the motion.

OTHER BUSINESS

CONSIDERATION OF POLICY FOR DEDICATION OF EASEMENT AND RIGHTS-OF-WAY REQUIRED FOR ORDERLY DEVELOPMENT

Ms. Lee said this subject was briefly discussed in November and February and a policy has been drafted by Community Development staff with input from other City staff members in Administration, Engineering, Public Works, Police and Fire. She said the document outlines the intent and purpose of the policy, the situations where the dedication of easements and rights-of-way could be required beyond the boundary of a proposed plat, and how that decision would be made. She added that the policy as drafted formalizes what staff and the City Commission have conveyed to developers for several years during the plat review and approval process. She said this can be modified on a case-by-case basis in the event the extension is considerably excessive and the policy would need to be forwarded for a public hearing in April by the Planning and Zoning Commission and then to the City Commission for adoption.

Commissioner Seminary asked if the content and intent have been reviewed to avoid unintended consequences and if staff is comfortable that most of those concerns have been covered.

Ms. Lee said yes, that the process and expectations of what to do upon development are clear, adding that more feedback will probably be heard at the public hearing, if one is called for.

Commissioner Atkinson asked if this gives more legal authority to the Commission and staff. Ms. Lee said once the policy is adopted, staff can rely more heavily on it and will be more comfortable making recommendations on plats to the City Commission.

MOTION: Commissioner Donahue made a motion to call for a public hearing on the policy for dedication of easement and rights-of-way required for orderly development. Commissioner Atkinson seconded the motion and the request was unanimously approved with Commissioners Atkinson, Bitner, Bullinger, Donahue, Schwartz, Seminary, Waldoch and Yeager voting in favor of the motion.

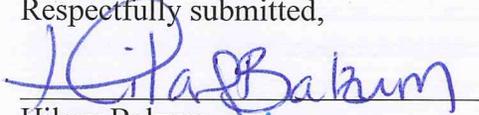
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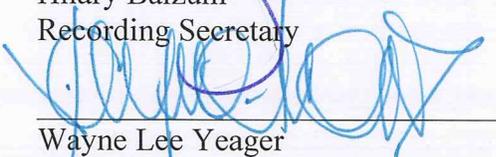
There was no other business to discuss at this time.

ADJOURNMENT

There being no further business, Chairman Yeager declared the Bismarck Planning & Zoning Commission adjourned at 5:54 p.m. to meet again on April 29, 2015, noting that the meeting is one week later than originally scheduled.

Respectfully submitted,


Hilary Balzum
Recording Secretary


Wayne Lee Yeager
Chairman