

**GREATER BEMIDJI AREA
REGULAR JOINT PLANNING COMMISSION MEETING**

**Thursday, February 22, 2018
6:00 P.M.**

**Council Chambers, City Hall
317 4th ST NW
Bemidji, MN 56601**

AGENDA

- **Call to Order/Roll Call** **Chair**
- **Pledge of Allegiance**
- **Approve Agenda**
- **Approve Minutes**
 - **Thursday, January 25, 2018 Regular Meeting**

NEW BUSINESS

- 1. Visitors** **Chair**

Public Hearings

- 1. Northern Township: Z-18-31.01884.00; 31.00526.00; 31.00525.00; 31.00521.00; 31.00520.00; 31.00518.00 – Shawn Dudley of Peanut Room Properties LLC** **CB**
- 2. City of Bemidji – IUP-18-80.06760.00 – Peterson Sheet Metal** **CM**

OTHER BUSINESS

- 1. Short-term Vacation Rental Draft Ordinance Review and Discussion**
- 2. Zoning & Ordinance Workshop**
- 3. Director Report**
- 4. Upcoming Meetings** **Chair**
 - **March 14, 2018** 6:00 pm **JPB Regular Meeting**
 - **March 29, 2018** 6:00 pm **JPC Regular Meeting**
 - **April 11, 2018** 6:00 pm **JPB Regular Meeting**
 - **April 26, 2018** 6:00 pm **JPC Regular Meeting**
- 5. Adjourn** **Chair**

**MINUTES
GREATER BEMIDJI AREA
REGULAR PLANNING COMMISSION MEETING**

February 22, 2018
6:00 p.m.

City Hall
Council Chambers

CALL TO ORDER: Vice-Chair Kristi Miller called the regular meeting of the Greater Bemidji Area Joint Planning Commission to order at 6:00 p.m. Roll call was taken and the pledge of allegiance was recited

MEMBERS PRESENT: Berg, Faver, Steffen, David, Heinonen, Lahn, Miller, Smith

MEMBERS ABSENT: Lemmer

STAFF PRESENT: Casey Mai, Cory Boushee, Terri Ball

OTHERS: Carolyn Jacobs, Liz Nichols, Ann Austad, Bill Nichols, Mary Boranian, Aaron Schmitz, Jim Garvey, Pamela Kelsey, Michael Kelsey, Shawn Dudley, Dave & Diane Landgrebe, Aaron Guthrie, Dan DeKrey

APPROVAL OF AGENDA:

Motion by Smith, second by Heinonen, to approve the amended Agenda.

Motion carried unanimously.

APPROVAL OF MINUTES:

Motion by Steffen, second by Smith, to approve minutes from the January 25, 2018 Greater Bemidji Area Regular Joint Planning Commission.

Motion carried unanimously.

NEW BUSINESS:

Public Hearing:

Boushee presented the first case:

PLANNING CASE – Z-18-31.01884.00; 31.00526.00; 31.00525.00; 31.00521.00; 31.00520.00; 31.00518.00 – Shawn Dudley of Peanut Room Properties LLC

Shawn Dudley of Peanut Room Properties LLC. with the cooperation of all other landowners in the area, is requesting a zoning map amendment for six (6) properties along Bemidji Ave N from (R-3) Suburban Residential (unsewered) to (B-1) Low Density Commercial in Northern Township. The following addresses are included in the request; 106 Lakewood Drive NW; 6615 Bemidji Ave N; 6603 Bemidji Ave N; 6601 Bemidji Ave N; 6405 Bemidji Ave N; and 6359 Bemidji Ave N. The request is to expand the commercial opportunities on the properties and allow existing uses to be located in a compliant zoning district.

BACKGROUND

The applicant has had multiple conversations with JPB staff over the past year about the potential for commercial zoning within the proposed request area. Staff explained that it would be a great conversation for comprehensive planning, with the fact that this area has historically been a mix of land uses. The applicant has been waiting patiently for this conversation to happen as part of the comprehensive planning process, but has since had a request to lease a building that he owns for the use of a bait shop. The applicant decided it was best to apply for a zoning amendment and has received favorable support for the request from all land owners within the proposed amendment. The applicant has also been working to clean up the property he owns as many of the old boats and other items have been removed from the property.

PLANNING CONSIDERATIONS

Existing Conditions

- Shawn Dudley Property - Parcel 31.00525.00
 - Although no formal approval was given to this property staff has been informed that the accessory structure located on the property was historically used as an automobile garage. The current use of the property is residential with some home office space. Staff has explained to the applicant that including this property in the rezoning request will make it non-compliant. The applicant has no plans for any commercial use of this property at this time.

- Peanut Room Properties LLC. - Parcels 31.00521.00 & 31.00520.00
 - These two properties have been approved to be combined into one tax parcel at this time. The property contains a mixed-use building. The upstairs residential portion of the building is currently occupied. The lower portion of the building where the proposed bait shop would occupy is currently vacant. The most recent use of the lower

level was for a pawn shop; staff has also been informed that this was historically a bait shop as well. If this rezoning request was approved staff feels it would be appropriate to allow the continuation of the mixed-use structure, as an accessory residential caretaker which is a permitted use in the commercial zoning districts. At the time of new development or redevelopment this would be further addressed.

- Bi-County Community Action Programs Inc. (BI-CAP) - Parcel 31.00526.00 & 31.01884.00
 - These properties have had a mix of uses historically from residential to commercial that have been approved. The property was originally developed with a residential home that also included a commercial business office/warehousing facilities for a drywall company. A conditional use permit was granted in 1998 by Beltrami County in order to expand the office space on the property and to house the Department of Natural Resources for office space and storage of equipment and vehicles. In 2011, a minor amendment was approved to the conditional use permit in order to convert the residential home into additional commercial office space to house BI-CAP, which is still the current occupant of the property. In 2011, a conditional use permit was also approved to construct a Youth Build education/training facility on the south side of the property; however, this was never constructed.

- C.K. Dudley's Restaurant and Noel's Liquor Store - Parcel 31.00518.00
 - Based on records on file, this property has been a supper club since the 1970's and at some point a liquor store was added. Over time the property has maintained its status as a supper club and liquor store. The applicant is a co-owner of the current supper club that is occupying the building and has been successful since opening the business. At this time, it is expected that this property will remain a commercial land use into the future.

Continued Development

Staff would anticipate that the proposed rezoning area will continue its mixed-use character and remain mostly commercial in nature into the future. With existing zoning of (R-3) Suburban Residential only allowing single family home development it is highly unlikely that someone would be able to redevelop these properties into single family homes. It is more likely mixed-use or commercial land use will continue to develop and grow in this area.

Allowing this area to continue to develop and redevelop with the same character it has been for many years may create a scenario for properties to continue to move into zoning compliance.

Shoreland Overlay and Sensitive Area

All of the properties in the rezoning request remain in the shoreland overlay. Although this property will be rezoned and may allow different land uses, all shoreland rules still apply including a maximum impervious surface of twenty-five (25) percent.

The southern portion of the area is also located within the Sensitive Area Overlay which has additional requirements for lot sizes and setbacks from wetlands. The standards of this overlay will also still apply even if the property is rezoned.

Adjacent Zoning and Land Use

The area is surrounded by (R-3) Suburban Residential with uses ranging from small shoreline properties along Lake Bemidji and larger non-riparian single family homes adjacent to the west. It is also adjacent to the Lake Bemidji Northwoods Public Water Access.

Proposed Zoning

Adverse effects on the surrounding neighborhoods are not anticipated with this proposal as the historic land use has been a mix of commercial and residential. Any high intensity uses or major redevelopment of the area will require significant review. This area is also part of the proposed 2020 annexation into the City of Bemidji, at this time development will also need to be reviewed by city engineering and building staff.

Septic Systems

The (B-1) Low-Density Commercial zoning district was developed by the JPB for commercial land uses that are not served by municipal services. Septic systems have been redeveloped in this area in the 2000's and staff will ensure a compliant and properly sized septic system will serve the proposed bait shop if approved.

City of Bemidji municipal services are located at the end of Birchmont Drive NE. A large development or redevelopment of this location may allow for the continued extension of services to the properties.

Transportation

The Beltrami County Highway Department has concerns with potential of parking along the road, so the county plans to restrict parking along Bemidji Ave N if it becomes an issue.

Neighborhood Comment

No comment was received while writing this report. Three (3) comments have been emailed – one also wanted to be rezoned, and the others with traffic and public safety concerns.

Comprehensive Plan References

This Greater Bemidji Area Land Use Plan has identified this area for residential use, as land use has changed around the area this request would be in keeping with the spirit and intent of the land use plan. This will allow for the continuation of mixed use and commercial land uses, and allow for the potential for future development and redevelopment.

Two management approaches from the Greater Bemidji Area Land Use Plan include:

- Within the zoning ordinance, identify areas appropriate for commercial uses. Making these uses legally permitted encourages their maintenance and potential expansion.
- Within the administration of a zoning ordinance, look favorably upon proposals for rezoning to commercial use areas directly adjacent to existing commercial uses when the rezoning is consistent with the policies in the Land Use Plan. This approach encourages location decisions consistent with the desired development pattern.

The current Greater Bemidji Area Land Use Plan did not identify this area as being a future commercial land use. As this area has continued to evolve since 2008 and the commercial activity has since increased, JPB staff feel we are planning to propose this area as a future commercial land use in the current comprehensive planning process. Again, feeling that it is unlikely that this area will ever become compliant again with single family residential housing. JPB staff feel that appropriate zoning will encourage the redevelopment and improvement of this area, and will allow for greater opportunity. If the property were to remain zoned for residential development the non-conforming land uses are likely to remain.

RECOMMENDATIONS

Staff recommends approval to rezone the six (6) properties along Bemidji Ave N from (R-3) Suburban Residential to (B-1) Low Density Commercial in Northern Township. The following addresses are included in the request; 106 Lakewood Drive NW; 6615 Bemidji Ave N; 6603 Bemidji Ave N; 6601 Bemidji Ave N; 6405 Bemidji Ave N; and 6359 Bemidji Ave N in the (R-3) Suburban Residential zoning district to (B-1) Low Density Commercial zoning.

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Public Hearing opened at 6:28 p.m.

Shawn Dudley stated that the southwest corner of parcel 31.00518.00 owned by Ron Vanasse will become paved employee parking for 15-20 vehicles per day. Dudley is also open to paving some of his parcel 31.00521.00 for bait shop parking. Pamela Kelsey lives across from Dudley on Lakewood Drive, and states concern for the area changing to commercial use over time. Caroline Jacobs lives across from C.K. Dudley's and already has concerns with traffic and parking in no-parking areas, so she envisions more traffic as a result of a rezone. Jacobs also urged JPC to share these safety concerns with the Highway and Sheriff's Departments for greater effect. Mary Boranian stated her concern for Bemidji's image due to possible over-development as compared with St. Cloud or Brainerd, and referenced the south shore area with its neon signage. Boranian also commented on protecting Lake Bemidji by reducing the amount of asphalt surfaces. Aaron Guthrie identified himself as one of the potential bait shop owners, and stated that the public access across the highway is the largest access on the lake and has the most available parking. Guthrie anticipates eight (8) parking spots on site and is open to increasing parking if allowable. Commissioner Berg asked if the bait shop will occur without the rezone. Staff stated it cannot, as the state does not permit land use variances.

Public Hearing closed at 6:45 p.m.

Staff and Commissioners stated concerns or comments.

- Lahn questioned if the city would enforce parking violations if annexation occurs as planned in 2020. Faver affirmed that the city is responsible for enforcement as Bemidji Avenue is a county road.
- Steffen suggested a speed limit reduction from 55 mph to 45 mph. Staff explained changes in traffic speed can only be determined through speed study, which is requested by the county, and is only approved by the state.
- Smith stated concerns with the type of development that could occur in this area.

Motion by Smith, second by Heinonen to approve the request to rezone the six (6) properties along Bemidji Ave N from (R-3) Suburban Residential to (B-1) Low Density Commercial in Northern Township, and the additional one (1) property requesting to be included in this rezone (31.01886.00.) The following addresses are included in the request; 106 Lakewood Drive NW; 6615 Bemidji Ave N; 6603 Bemidji Ave N; 6601 Bemidji Ave N; 6405 Bemidji Ave N; and 6359 Bemidji Ave N in the (R-3) Suburban Residential zoning district to (B-1) Low Density Commercial zoning with the following findings:

1. Whether the change in classification would be consistent with the intent and purpose of this Ordinance.

Yes. The current intent and proposed future land use are consistent with the (B-1) Low-Density Commercial Zoning District. However, non-conforming residential uses will still remain, but the area has been trending towards a higher density of commercial land use rather than increasing residential.

2. **Whether every use that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.**

Yes. Low-Density Commercial land uses are compatible in this area. This area has been historically commercial with a mix of residential approved through shoreland zoning. A large area was requested to be rezoned in order to ensure compatibility and to limit the proposed uses to areas that have historical commercial land uses.

3. **Whether adequate sewer and water facilities, and all other needed public services, exist or can be provided to serve the uses that would be permitted on the property if it were reclassified.**

Yes. The ordinance requires that during development or redevelopment of property that sewer and water services are capable of serving the land use without adverse impacts on the public or environment. If a major development were to occur it could possibly be served by City of Bemidji municipal services.

4. **Whether the proposed amendment would correct an error in the application of this Ordinance.**

Yes. It cannot be completely certain that this property was zoned in error; however, mixed commercial and residential land use existed prior to the current zoning ordinance and zoning map.

5. **Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.**

Yes. This area has been traditionally mixed-use trending towards an increase in commercial activity in recent years, the continued growth of the Greater Bemidji Area is allowing the applicant the opportunity to increase commercial land use in an area that was previously used commercially.

Roll call vote:

Ayes: Smith, Miller, Lahn, Heinonen, David, Steffen, Faver, Berg

Nays: None

Abstain: None

Absent: Lemmer

Motion carried unanimously.

Mai presented the second case:

PLANNING CASE – IUP-18-80.6760.00 – Peterson Sheet Metal

Peterson Sheet Metal/Quello Investments, LLC is requesting an IUP to operate as a used motor vehicle license dealer in conjunction to its primary use of a sheet metal business in the (B-1) Low Density Commercial zoning district, located at 3728 Bemidji Ave N within the City of Bemidji.

BACKGROUND

Quello Investments, LLC currently owns and operates Peterson Sheet Metal at this existing location, which has been serving the area for over 35 years. Over the past few years Peterson Sheet Metal has been selling a few vehicles, mostly old fleet vehicles through internet for sale sites and occasionally the display within the front yard setback. Per Minnesota Statute 168.27 sub. 8, a person cannot sell more than five (5) motor vehicles in a 12-month period. Peterson Sheet Metal is looking to obtain a dealership license to continue to sell used vehicles at this location, with the possibility of selling more than five (5) vehicles in a 12-month period.

Per section 302 in the Greater Bemidji Area Zoning and Subdivision Ordinance, the operation of a used motor vehicle license dealer falls under the use of an auto sales dealership, which is allowed with the approval of an interim use permit (IUP). An interim use permit allows for the community to review on a case by case basis the needs of the surrounding neighborhood to allow a use, with conditions, that may or may not be of a similar nature. The conditions are a way to minimize any potential impact the use may have.

PLANNING CONSIDERATIONS

Parking Area/Surfacing Requirement

Outdoor display of merchandise and open sales lots in all districts, per Section 1002 in the GBAJPB Ordinance shall only be located upon an improved hard surface consisting of bituminous, concrete, or pavers and shall be set back a minimum of fifteen (15) feet from any front yard property line, street or alley right-of-way line. The display of vehicles shall not occupy any of the minimum required parking spaces associated with the current use of the property. A final site plan shall be submitted to JPB staff, indicating where the display area will be on the property.

Outdoor Storage

All outdoor storage of materials or equipment on the property shall be screened or completely enclosed per Section 1002 of the JPB Ordinance. Where any business or industrial use (i.e. structure, parking or storage) is adjacent to or within 100 feet of property zoned for residential use, that business or industry shall provide screening along the boundary of the residential property. Screening shall also be provided where a business or industry is across the street from a residential zone, but not on that side of business or industry that is considered to be the front. The screening required shall consist of a wall, fence or densely planted compact evergreen hedge not less than five (5) feet or more than eight (8) feet in height that blocks direct vision but shall not extend to within fifteen (15) feet of any street right-of-way. All cargo containers and semi-trailers

used for permanent storage of materials on-site shall be removed. Cargo containers and semi-trailers used as job trailers incidental to the business operations must be screened from view of the public ROW.

Landscaping

A total of fifty-eight (58) trees are required throughout this site. Staff recommends a total of ten (10) trees be planted along Bemidji Avenue and a total of six (6) trees along Anne Street NE to comply with the street frontage landscaping requirements, as well as size and type. There currently is only one (1) street frontage tree that exist along Anne Street NE.

Lighting

The applicant has not indicated that there will be any additional lighting added to the existing structures or site. Any additional lighting that would be added would need to conform to the JPB's requirements.

Signage

The applicant has not indicated that there will be any additional signage added throughout the site, nor the existing structures. Any additional signage must comply with the JPB Sign Ordinance and a sign permit shall be obtained.

Development Team (Public Works / Engineer; Building Official; Fire Department)

No issues were presented regarding this IUP request from any of the development team members. Both the Public Works Director and Beltrami County Highway Engineer stated that vehicles need to remain on private property and not in the right-of-way.

Neighboring Property Owner Input

Staff has not received any comments or concerns regarding the proposal from any neighboring property owners.

Comprehensive Plan References

The proposed use of a used auto sales dealership in the B-1 low density commercial zoning district is consistent with Greater Bemidji Area Land Use Plan; provided the IUP process is followed and specific conditions are met in order to assure compatibility with surrounding uses.

RECOMMENDATIONS

Staff recommends approval of an Interim Use Permit to allow the operation of a used motor vehicle license dealer in conjunction to its primary use of a sheet metal business

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to be located at parcel 80.06760.00 in the (B-1) Low Density Commercial zoning district with the following conditions:

1. The IUP shall terminate upon a change in use, a change in the owner/operator, or until zoning regulations no longer permit the use.
2. All used vehicles for sale shall only be located upon an improved hard surface consisting of bituminous, concrete, or paver surface and shall not be located within the right-of-way.
3. All current and future lighting improvements on the property shall be in full conformity with Section 1008 of the GBAJPB Zoning & Subdivision Ordinance.
4. All exterior storage on site shall be fully screened as required by the GBAJPB Zoning & Subdivision Ordinance per Section 1002. All cargo containers and semi-trailers used for permanent storage of materials on-site shall be removed. Cargo containers and semi-trailers used as job trailers incidental to the business operations must be screened from view of the public ROW.
5. Any additional signage will require another permit prior to being placed on the property.
6. A landscape plan with sixteen (16) trees along the property's street frontage shall be submitted for final approval to JPB staff.
7. The IUP shall be reviewed for compliance one time upon six months of obtaining zoning authority for an auto dealer license by the JPB staff. If they think there is a reason to bring it to the JPB, the applicants shall participate in a review of the IUP.
8. Northwest area of parcel that is not being utilized for auto sales parking shall be returned to greenspace.

Public Hearing opened at 7:10 p.m.

Public Hearing closed at 7:11 p.m.

Staff and Commissioners stated concerns or comments.

- Discussion about lack of compliance. Smith suggested adding a condition to cover screening or greenspace.
- Faver questioned why JPB does not expect full compliance. Staff explained the request does not involve redevelopment of the parcel, so it is not reasonable to ask for more, and any improvement on the site can be considered a success.
- Miller asked limit of vehicles that can be sold. Staff explained that number is unlimited once a license is granted, so an IUP would help attain some ordinance compliance before staff signs off on a dealer's license.

Motion by Smith, second by Steffen for the approval of an Interim Use Permit to allow the operation of a used motor vehicle license dealer in conjunction to its primary use of a sheet metal business to be located at parcel 80.06760.00 in the (B-1) Low Density Commercial zoning district with the following conditions:

1. The IUP shall terminate upon a change in use, a change in the owner/operator, or until zoning regulations no longer permit the use.

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2. All used vehicles for sale shall only be located upon an improved hard surface consisting of bituminous, concrete, or paver surface and shall not be located within the right-of-way.
3. All current and future lighting improvements on the property shall be in full conformity with Section 1008 of the GBAJPB Zoning & Subdivision Ordinance.
4. All exterior storage on site shall be fully screened as required by the GBAJPB Zoning & Subdivision Ordinance per Section 1002. All cargo containers and semi-trailers used for permanent storage of materials on-site shall be removed. Cargo containers and semi-trailers used as job trailers incidental to the business operations must be screened from view of the public ROW.
5. Any additional signage will require another permit prior to being placed on the property.
6. A landscape plan with sixteen (16) trees along the property's street frontage shall be submitted for final approval to JPB staff.
7. The IUP shall be reviewed for compliance one time upon six months of obtaining zoning authority for an auto dealer license by the JPB staff. If they think there is a reason to bring it to the JPB, the applicants shall participate in a review of the IUP.
8. Northwest area of parcel that is not being utilized for auto sales parking shall be returned to greenspace.

And with findings:

1. **Whether the proposed use adversely affects the public safety, health, morals, convenience and general welfare of the occupants of the surrounding land.**
No. The proposed use is not anticipated to adversely affect, nor create an unreasonable level of disruption or interference upon the surrounding area.
2. **Whether the proposed use adversely affects traffic conditions and parking on adjacent streets and land.**
No. Increases in traffic or other negative impacts are not anticipated. On-street parking is not available and adequate parking is provided on-site.
3. **Whether the proposed use adversely affects property in the surrounding area.**
No. The proposed use of a used auto sales is not anticipated to adversely affect, nor create an unreasonable level of disruption or interference upon the surrounding area.
4. **Whether the proposed use is in conformance with the community's Comprehensive Plan or Land Use Plan.**
Yes. The proposed use is consistent with the goals and policies of the JPB Land Use Plan as well as the Zoning and Subdivision Ordinance as long as the property is approved through an IUP.
5. **Whether adequate utility, drainage and other such necessary facilities have been or can be provided.**
Yes. The property is served by City water; however, it is operating on a septic system.

Roll call vote:

Ayes: Berg, Faver, Steffen, David, Heinonen, Lahn, Smith

Nays: Miller

Abstain: None

Absent: Lemmer

Motion carried.

OTHER BUSINESS:

VISITORS: None addressed the commission.

SHORT TERM VACATION RENTAL DRAFT ORDINANCE

Staff summarized the process of presenting information at the December JPC and January JPB meetings, followed by the Board direction to create a draft ordinance. This will be the first of three meetings to finalize the document. The moratorium (Ordinance No. 2017-07) ends May 8 and cannot be extended or repeated, and JPC comments must be presented to the JPB 60 days prior to the moratorium's expiration.

Suggestions to staff:

- Change definition of "Guest" to: "Any person or persons renting or occupying a short-term vacation rental."
- Section 1020, item B, ends sentence: "...and this ordinance."
- Section 1020, item E, 11 g: Include item 16.
- Section II Effective Date: Change to "Section III."

Public Hearing opened at 7:29 p.m.

- Dan DeKrey's concerns with the ordinance include "reduced noise levels" because Northern Township does not have a noise ordinance, prefers limiting the number of weeks per year that property can be rented out, prefers density limits, questioned requirement of certificate of insurance, and suggested the JPB establish an "Opt-out Provision" as in the community of Jacksonhole.
- Jim Garvey's concern was who to complain to when an issue arises. He discussed his experiences neighboring a short-term rental, and keeps a written log about each renter. Garvey asked that a section for complaints be added to the ordinance, so residents know where complaints need to be addressed to.
- Ann Austad commented that the JPB statement of goals are opposite of their actions, specifically in avoiding conflict between residential and non-residential land uses. She feels that the property should be homesteaded, and questioned recourse as several neighbors are against short-term rentals.
- Liz Nichols stated that she is upset with the JPC because they are not good at making decisions nor following through. She further stated her support of this

ordinance and proposed adding two conditions: 1.) Garbage shall be discarded after each guest departs the property; 2.) Signage on property shall be clearer. Further, Nichols suggested that all persons licensed to rent shall be required to be a U.S. Citizens.

Public Hearing opened at 7:48 p.m.

Staff will incorporate all comments in a memo to the Joint Planning Board.

ZONING & SUBDIVISION ORDINANCE WORKSHOP

Reschedule a separate meeting to devote proper attention to the proposed changes and new matrix. Staff asked that each commissioner take the written items home to evaluate and consider suggestions. Meeting was scheduled for Thursday, March 8th at 5:30 pm. Food will be provided.

DIRECTOR REPORT:

Mai provided updates of last month's planning cases, Comprehensive Plan progress, CPAW event, and current development projects.

UPCOMING MEETING DATES:

March 14, 2018	6:00 pm	JPB Regular Meeting
March 29, 2018	6:00 pm	JPC Regular Meeting
April 11, 2018	6:00 pm	JPB Regular Meeting
April 26, 2018	6:00 pm	JPC Regular Meeting

ADJOURNMENT:

There being no further business, motion by Steffen, second by Heinonen to adjourn the Regular Planning Commission meeting at 8:32 p.m.

Motion carried unanimously.

Respectfully submitted.

Terri Ball, Planning Assistant

Approved and attested by:



Joint Planning Commission Representative