

**CITY OF NISSWA  
PLANNING COMMISSION/BOARD OF ADJUSTMENT  
REGULAR MEETING MINUTES  
TUESDAY, APRIL 12, 2021, 4:30 PM**

**Members Present:** Don Jacobson, Josh Young, Linda Gettelman, Kristin Hansen

**Members Absent:** Gary Harris

**Others Present:** Mark Hallan, WSN

**Staff Present:** Brittney Cotner, Maggi Wentler

**1. Call Meeting to Order:** Young calls the meeting to order at 4:30pm.

**2. Meeting Roll Call:**

**3. Onsite Visits:**

**a. PID 28100660**

**b. PID 28100668**

**4. Calls Meeting to Order:** Young reconvenes the meeting at 5:06pm.

**5. Meeting Roll Call:**

**6. Additions & Deletions from the Agenda:**

**Motion:** Hansen motioned to approve the April 12, 2021 agenda as presented Gettelman seconded. All members voting “Aye”, motion carries.

**7. Approval of Minutes:**

**a. March 2, 2021 Regular Scheduled Meeting Minutes:**

**Motion:** Gettelman motioned to approve the March 2, 2021 minutes as presented, Hansen seconded. All members voting “Aye”, motion carries.

**8. Open Forum: None**

**9. Public Hearings:**

**Motion:** Kristen motioned to open the public hearing at 5:07pm, Gettelman seconded. All members voting “Aye”, motion carries.

**a. Conditional Use Permit Application 005-21: to allow the placement of a digital display sign.**

**Property Location: 23624 Smiley Road, PID 28230506**

**Owner/Applicant: DH Docks LLC (no one present)**

Cotner read her staff report in for the record.

Gettelman stated she had no concerns with this application. Hansen questioned if the posts were going to be painted yellow. Cotner believed the posts would not be painted and that it would be the natural wood. Young questioned when they would be starting. Cotner believes they would start tomorrow if it is approved.

**Motion:** Gettelman motioned to approve this Conditional Use Permit 005-21 to allow the placement of a digital display sign at PID#23624 Smiley Road, PID 28230506, with the following condition:

1. The dynamic display sign must meet and maintain the minimum standards outlined in section 4.9.1 Signs Section I Dynamic Display Signs.

Findings of Fact:

1. The subject property is located at 23624 Smiley Rd, PID 28230506.
2. The subject property is in the “Highway Business” Zoning District.
3. The conditional use permit request is to place a double sided 56.5” x 94.5” digital display sign on an existing free standing sign.
4. The subject property is allowed one freestanding sign not to exceed 128 sf.
5. The dynamic display is to be in substantial conformance with the plans presented.
6. The subject property is 2.7-acres.
7. Impervious Surface Coverage: The impervious surface amount will not be increasing. The proposed sign structure was included in the previously approved overall stormwater management plan.
8. Water Supply: The subject property is served by private water well.
9. Sewage: The existing buildings are not connected to city sewer service.
10. Adequate utilities, access roads, drainage, and other necessary facilities are provided to the parcel.
11. The proposed use won’t impede upon the use and enjoyment of other property in the immediate vicinity.
12. The proposed use will not depreciate property values within the immediate vicinity of the subject property.

Hansen seconded. All members voting “Aye”, motion carries

**b. Interim Use Permit Application 006-21: to allow the placement of 2-doublesided area identification signs.**

**Property Location: 23836 Smiley Road, PID 28230509**

**Owner: Conductor Holdings LLC**

**Applicant: Round House Brewery (no one present)**

Cotner read her staff report in for the record.

Gettelman questioned what the size of these signs will be. Cotner stated they will be 2 ft. x 6 ft. Gettelman questioned what the height off the ground will be? Cotner believes these signs will be lower to the ground.

**Motion:** Gettelman motioned to approve this Interim Use Permit 006-21 to allow the placement of 2-doublesided area identification at 23836 Smiley Road PID 2823509, with the following conditions:

1. The proposed signs are to have downcast or back lighting only.
2. The Interim Use Permit will expire at such time as the property changes hands.

Findings of Fact:

1. The subject property is located at 23836 Smiley Rd, PID 28230509.
2. The subject property is in the “Highway Business” Zoning District.
3. The conditional use permit request is to place 2 double sided 2’ x 6’ area identification signs.
4. The subject property currently has one freestanding sign and one wall sign.
5. The subject property is 2.65-acres.
6. The Interim Use Permit will expire at such time as the property changes hands.
7. Signs are a consistent use within the “Highway Business” zoning district.
8. Impervious Surface Coverage: The impervious surface amount will be minimally increasing.
9. Water Supply: The subject property is served by private water well.
10. Sewage: The existing building is connected to city sewer service.
11. Adequate utilities, access roads, drainage, and other necessary facilities are provided to the parcel.
12. The proposed use will not cause cost to the public in the event The City were to need to take over the parcel.
13. The proposed use won’t impede upon the use and enjoyment of other property in the immediate vicinity.
14. The proposed use will not depreciate property values within the immediate vicinity of the subject property.

Hansen seconded. All members voting “Aye”, motion carries

- c. Rezone Application 007-21: to change the existing “Open Space Residential” zoning classification to “Shoreland Residential”**  
**Property Location: PID 28100660**  
**Owner: Susan Oen**  
**Applicant/contracted buyer: Joshua Savageau (present), Kevin McCormick with Land Design Solutions.**

Jacobson wanted the commission to consider and take in account these things as we listen to comments:

- Environmental issues
- Nisswa’s Comprehensive Plan

- The Findings of Fact need to be defined for approval or denial
- We can table if needed
- We cannot create spot zoning
- No conditions can be put on a rezone approval
- DNR needs time to make comment

Cotner read her staff report in for the record.

Savageau stated that they have contemplated leaving the zoning as is, but felt it would be more conducive to the neighborhood and best way to utilize the roadways if it were rezoned. He feels the rezone is a good compromise. McCormick stated that his parcel is surrounded by Shoreland Residential zoning, and he believes it fits into the Nisswa Comprehensive Plan. McCormick stated they would be looking at subdividing into 2 acre parcels

Audience Comments:

Tom Caneron lives on Bass Lake Road. He has concerns on what the impact to the lake will be with the changing of the rezone. Bass/Ray Lake is classified as a Natural Environment Lake by the DNR. The commission also needs to consider the negative impact on Bass Lake Road if rezoned.

Paul Rasmussen has a cabin on Bass Lake Road. He believes the rezone would be wrong to approve. He has concerns of the development. He believes that staff report that recommends approval of the rezone only shows interest to the developer. He stated that development is allowed per the city ordinance, but this rezone is only to increase the number of homes within the development. Rasmussen stated he did send a letter in to the commission as well with his list of property owners concerns. He notes that this parcel sits on a large bluff and the current zoning supports the environment. He has many concerns with the sketch plan in respect to the lake. There are also wetlands located on top of the bluff that need to be considered. Rasmussen stated he also has concerns with the process as the neighbors were not included in the process only the developer. He believes that the commission should proceed with caution as it is proposed that 25 homes will be going up.

Trish Van Pilsum stated her major concerns are the wildlife, woods, and lake. Many loons nest on Bass/Ray Lake and are important to this area and the state. A study she read states that the pollution to our lakes are the reason for the decline in the loon population. Trish states that the commission has the power to protect this sliver of land. She hopes the commission keeps an open mind when deciding what happens to this land.

Paul Carlson lives on Bass Lake Road. He lives in the cities and had to reschedule many things in order to be here tonight, that is how important this is to him. He agrees with what the past speakers have said. He said he has spoken with Crow Wing County, Cass County, the DNR, a councilman, and other commission members about

this application. Carlson notes that the DNR expressed frustration with cities when it comes to ordinances in the area. Every city regulates something different. Carlson states the commission is responsible to say yes or no. The commission needs to think beyond the checklist of items for the process. They need to ask themselves does this development make sense. Twenty-five year round homes means more cars, bikers, walkers, golf carts going down the road. What will this look like during the high season? The lake will be overloaded with boat traffic. He heard Haphazard Development from someone and believes that this is one of them. The commission needs to plan and figure out everything before we just approve. Carlson stated that everything is built up around the area lakes except the small environmental lakes, based on a conversation he had with a realtor. Is the rezone request for something different? Don't just change for the developer. Carlson warns the city that there will be issues and accidents and he will make every issue publicizes.

Jim Haberkorn lives on Bass Lake Road. He believes he is one of the longest residents to live on this road. He concurs with many points that have been made, but is confused on what the applicant is asking. Cotner stated the applicant is asking for this parcel to be rezoned. She did note that the owner of the property is ok with this rezone as well. Jim questioned where the funding for the road changes is going to come from? Cotner stated the roads within the development will be paid for by the developer. She noted that the Public Work's department is working on a feasibility study on a possible reroute of Bass Lake Road. Haberkorn stated his other issues are what the impacts will there be to the environment. There have been loons nesting on the peninsula for the last 54 years. There are eagles that come back each year and this year there are trumpeter swans that are here now. He believes there should be an environmental impact study completed before moving forward. This is the only environmental lake on the Gull Lake Chain and it should be protected. Haberkorn stated the only benefiting party is the developer.

Jack Overbye lives on Roy Lane. He stated that the road is very old and narrow road. Cars currently need to pass each other with caution. What will this road look like with 50-60 mores cars on it every day? Is Roy Lane going to be able to handle all of this new traffic?

Jennifer Haggerty lives on Lost Lake Road. She stated that the environment is important to us. We need to protect our lakes, animals, and fish. On a 2008 vegetation study it shows that Spider and Bass/Ray Lake are highly vegetated areas on the Gull Lake Chain. She believes a study needs to be done to see what this development will do to our environment. A wake study should be done as well. There will be more boat and lake traffic that will cause damage.

Muffy Baron lives on Bass Lake Road. She moved here in 2010 and fell in love with the area, woods, wetland and view. They have the perfect lake home. She has concerned with the impacts to the environment, wetland, lakes and animals if this parcel is rezoned. She also has concerns with the ancient burial grounds report dated 1985. Baron believes if this rezone is approved it will set precedence for other

parcels. There will likely be more docks and boat slips that will impact the environment. She also has concerns about the road and the how the reroute will impact Roy Lake Road.

Pat Weiss lives on Dullum Circle adjacent to this parcel. He stated he and his family have enjoyed the wildlife and water quality over the years. Many people have spoken with valid concerns tonight. He stated this parcel has been for sale off and on in the past and not developed for many reasons. He believes is this development is approved his parcel will be the last wooded area left and that he will likely find people walking through his property. He is not interested in putting up a fence as that will keep wildlife from getting around. What are the water quality and water table impacts due to all of these new septic systems getting installed? He would like to see very few homes added to this property.

Brian Peltó lives on Bass Lake Road. His largest concern is the impact to the environment if this is approved. He believes that there could be a problem with these homes being on VRBO and would like to see a limit on rentals if approved.

Keith Litke has lived on Bass Lake Road since 2012. He is not opposed to the rezone, but is opposed to the development. He questioned who benefits from this; one developer? It is not the people on Bass Lake Road or Roy Lane. He asks why there was not more information provided upfront. He believes there should be an environmental and water study completed before approved. Litke questioned who we talk to about Indian burial grounds. Bass Lake is a treasure and should be preserved.

Wally Carson lives on Bass Lake Road. He stated he likes his privacy and seclusion that the area brings to him and his neighbors. The roads are not conducive to the increase in vehicle, walkers, and bikers. Carson questions how many units will be here? I have heard 11, 14, 18 and 25. He believes the commission should give more consideration and think this out before approving. Carson is disappointed in the developers presentation there is more clarity that is needed. He would be ok with 3 to 4 homes, but not 18 or 25. More information and time is needed. The environment protection is a priority.

David Anderson has lived on Bass Lake Road since 1987. His largest concern is the environmental impact this development will have on the areas natural resources. The Comprehensive Plan states the #1 priority is water clarity and water quality. This development puts our water quality at risk. It also states that it wants to protect our wetlands, maintain our forest land and provide wildlife habitat. Anderson agrees that an environmental study should be done to protect our lakes, wetland and water management. He noted that the Gull Lake Association mentioned they have not seen this application until today.

Mark Fillhouer lives on Roy Lane. He has concerns on the impact this development will do to the environment along with the intersection Roy Lane. This development

could create a dangerous intersection as it is hard to see cars' coming as is. Fillhouer hopes that his is not stuck paying for road improvements for this development.

Ginger Overbye lives on Roy Lane. She would concur with the statements that have been made already. She believes that the new road location should be decided before this rezone is approved.

Dirk White lives on Roy Lane. He has concerns with how traffic will move through and concerns of car crashes with the increase of traffic. White stated we have a "gem" here in Nisswa that we need to protect. He stated that the only gain is the tax base, but what other costs would the city have to improve or upkeep these roads, utilities, water, and electric. Who monitors the pollution run off? There will be increased costs to lake patrol, noise complaints, police visits. These are all things that need to be considered before approving.

Savageau stated he knows where the neighbors are coming from. He did note that only lot 4 would be coming off of Bass Lake Road with the proposed sketch plan. He did say that the city is looking at eliminating Bass Lake Road. The rain runoff will stay where it needs to be. Jacobson noted that we are only discussing the rezone at this time. Savageau stated he will be cleaning up 100s of dead trees on this parcel as it hasn't been maintained for years.

McCormick stated they are requesting the rezone to allow for 2 acre lots. If we left zoning as is we would be encouraged to a higher density development. They are looking to spread out the houses to get away from high density.

Gettelman stated the main concern she has heard here tonight is the environment concerns and there are too many unknown variables at this time. She would be in support of denying this rezone application as it does not conform to the Comprehensive Plan. Hansen stated she agrees with Gettelman and is concerned about the impact this development would have on the wetlands. She would be open to see it developed differently if it says the current zoning. Jacobson questioned who the owner is of this property. The application states Eveline Douglas and the cover page on the staff report states Susan Oen. Savageau stated the property owner is Susan Oen. He also provided a copy of the deed. He wrote the incorrect information on the application.

Young questioned what is all required in an Environmental Assessment Worksheet. McCormick stated this proposed development doesn't meet the state requirements to require one, but the city could request it. Young questioned if we received any comments from the DNR. Cotner stated yes we have and the DNR stated it met all ordinances. She noted that the DNR didn't state they had any concerns. Young questioned if staff had talked with the City of Lake Shore on this application? Cotner stated he had not for the rezone, didn't want to jump ahead. Young questioned if there had been communication with the lake association. Cotner stated that she has all area Lake Association emails have been entered in Mail Chimp, but each individual could

have unsubscribed at one point in time. Young stated that we do need to keep the up north feel in the area and questioned how we keep this with the suggested zoning change. McCormick stated we are proposing 2 acre lots with is larger than most people in the audience has. McCormick stated there are valid concerns being addressed. We have will have soil samples taken, stormwater plan will be provided during the platting stage. McCormick stated that roads will be private and will be 66 feet wide, likely to include a maintenance agreement. Each lot will be 2 acres that will have the up north feel. We will follow all septic requirements.

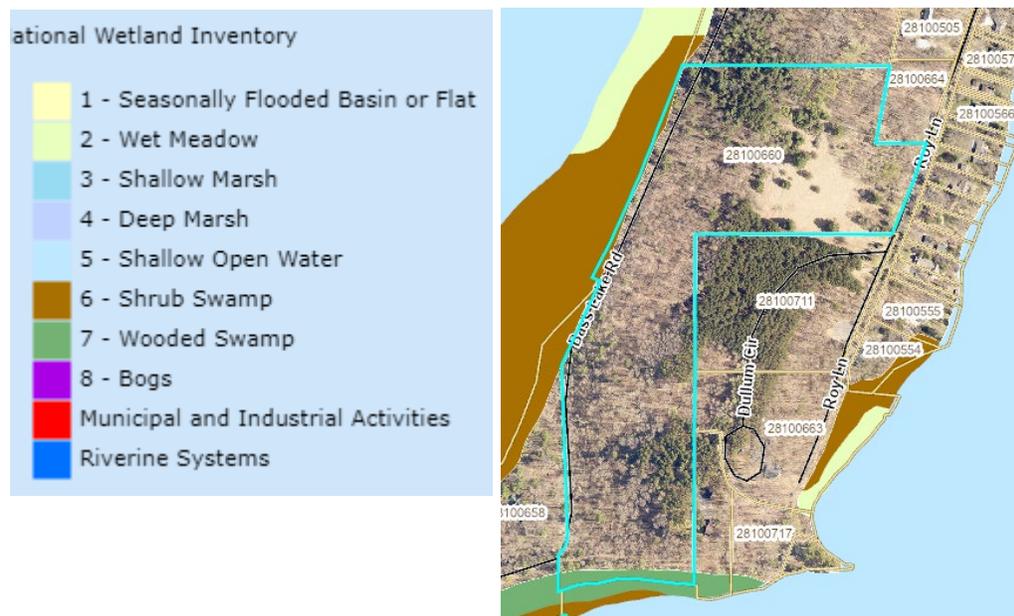
Young questioned if Bass Lake Road is a public road. Hallan stated it was a public road. Young questioned if there is a road right-of-way on Bass Lake Road. Hallan stated there is no right-of-way. McCormick stated they will be giving the city road right-of-way during the platted process. Savageau stated they will be completing wetland delineation, but need to wait until the platted process.

**Motion:** Gettelman motioned to recommend to City Council denial of rezoning parcel 28100660 from “Open Space Residential” to “Shoreland Residential” as it is not in compliance with Chapter 3, Section 3.7 in the ordinance, with the following Findings of Fact:

3.7 CRITERIA FOR LAND USE CATEGORIES:

1. *Preservation of natural sensitive areas*

A wetland delineation has not been completed on the property; however, FEMA does indicate large wetlands on the west and south sides on the parcel.



2. *Present ownership and development*

The current owner of the parcel is Susan Oen. Joshua Savageau is the contract buyer.

3. *Shoreland soil types and their engineering capabilities*

The soils types according to Crow Wing County GIS are:

- D68A-Uskabwanka-Rifle-Lougee complex, 0 to 1 percent slopes
- D84D-Eutrudepts-Graycalm-Rollins complex, 10 to 20 percent slopes
- D73B- Wurtsmith-Meehan complex, 1 to 8 percent slopes



4. *Topographic characteristic*

The topography of the property is variable. The west side of the parcel has a bluff and a large topographic change. The east side of the parcel has less dramatic changes.



5. *Vegetative cover*

The subject property is heavily wooded.



6. *In-water physical characteristics*

According to the DNR's Aquatic Vegetation of Upper Gull Lake Chain Report Ray and Roy lakes around the subject property has a mix of muck and silt, marl soils with a mix of vegetation including but not limited to Northern Watermilfoil, Coontail, Bladderwort, Star Duckweed, and Flat-stem Pond Weed.

7. *Recreational use of surface water*

Roy Lake has been designated by the Department of Natural Resources as a "General Development Lake" Section 6120.3000 of the Minnesota Revised Statutes defines "General Development Lakes" as the following:

*"General development lakes are generally large, deep lakes or lakes of varying sizes and depths with high levels and mixes of existing development. These lakes often are extensively used for recreation and, except for the very large lakes, are heavily developed around the shore. Second and third tiers of development are fairly common. The larger examples in this class can accommodate additional development and use."*

Ray Lake has been designated by the Department of Natural Resources as a "Natural Environment Lake" Section 6120.3000 of the Minnesota Revised Statutes defines "Natural Environment Lake" as the following:

*"Natural environment lakes are generally small, often shallow lakes with limited capacities for assimilating the impacts of development and recreational use. They often have adjacent lands with substantial constraints for development such as high water tables, exposed bedrock, and unsuitable soils. These lakes, particularly in rural areas, usually do not have much existing development or recreational use."*

8. *Road and service center accessibility*

The subject property has approximately 1,200 linear feet of frontage on Bass Lake Road and 340 linear feet off of Roy Lane both of which are to serve the potential development.

9. *Socio economic development needs of the public*

The subject property zone change to "Shoreline Residential" does not align with the Natural Resources Policies identified in the Comprehensive Plan. The policies that are most applicable are provided below:

- Protect wetlands as important components of the total environmental health of the community.

- Protect the quality of ground water resources
- Maintain forested tracts
- Maintain the water clarity and quality of the area lakes
- Ensure that development and redevelopment of shoreline properties does not detract and, where possible, improves the water quality of the lake

10. *Availability of public sewer*

The property is not within a reasonable distance to the existing sewer line in order for the applicant to connect. The parcel will be served by private septic systems.

11. *The necessity to preserve and restore certain areas having significant historical or ecological value*

There have been no historical or ecological considerations known.

12. *Conflicts between land uses and impacts of commercial uses or higher densities on adjacent properties*

The surrounding properties are “Open Space Residential” (OSR) and “Shoreland Residential” (SR). No changes are expected to the neighboring properties as the use is consistently residential in the surrounding areas.

13. *Alternatives available for desired land use*

According to our comprehensive plan this areas future zoning would be a mix of shoreline residential and rural preservation. The area identified as rural preservation seems to be mostly, if not all, in the wetland section of this area which will remain unaltered. Residential is a good fit for the property due to its location and proximity to lakes.

14. *Prevention of spot zoning*

The surrounding properties are “Open Space Residential” (OSR) and “Shoreland Residential” (SR). Approval of the request does not constitute “spot zoning” due to surrounding area having similar zoning classifications.

15. *Conformance to the City of Nisswa Land Use Plan.*

The Future Land Use map shows both “Rural Preservation” and “Shoreland Residential” for this parcel. The zone change request is in conformance with the shoreland residential classification. The reasoning for the rural preservation classification is due to the large amount of wetland in the area. The wetland areas will remain untouched though, meeting this intent.

Hansen seconded. All members voting “Aye”, except Young voting “Nay” motion carries

**10. New Business:**

**a. Sketch Plan Review PID 28100660: Joshua Savageau (present), Kevin McCormick with Land Design Solutions (present)**

McCormick stated the sketch plan shows a preliminary and secondary location for the septic system. The soil will be sampled to ensure it is conducive for septic systems. Young asked about docking rights and what lots will have access to what bodies of water. Savageau stated it will all depend on what concept they choose. The intent is to limit the amount of docks. They are planning on a shared board walk to be used by all. This dock will be safe and will be built to last a long time. Having one docking system will be less impact to the lake. There will likely be an easement put in place for this shared dock. McCormick stated he will be working with the DNR. McCormick stated they are willing to provide an endangered species report that the DNR will put together. The Indian burial grounds are important and will look into this, but in the past it won't stop the development from happening. These will all be done during the platting process.

Jacobson suggested that the Environmental Assessment Worksheet (EAW) should be hired by the city. McCormick stated that is an unfair statement.

Gettelman's main concern is the quality of Bass Lake. Specifically docks and how this will impact the water quality and environment of a small lake. She sees the additional docks, boats and many people being a problem. Gettelman questioned what the house price point will be. Savageau stated he can't speculate at this time as it depends on the final concept. Gettelman questioned if there will be any consistency to the style of homes that will be going in. Savageau stated it will depend on which way they go.

Young questioned how many builders would be able to build homes in this development? Savageau he is thinking one builder but knows other builders are interested and would possibly open it up to any builder.

Jacobson suggested that the roads should be built to city standards. He also has concerns about the steep driveways on the proposed lots 1, 2, 3, and 4. The applicant should talk with public works on the extension of the road. Savageau has been in contact with Public Works about the road. Jacobson stated he would like to see the trees preserved and not just clear cut the land. He also asked if they would extend the cul-de-sac to the north parcel for the development. McCormick stated there are no plans to do that at this time.

Hansen stated she has concerns on erosion on the steep slopes with run off. She stated the wetlands could be impacted greatly. McCormick stated that all construction will be on the top of the hill away from the bluffs. The city does have the highest wetland setback to protect the wetland.

Young would like to do a site visit where they get to walk the entire property if they proceed with development. Young also suggested that the developer consider getting feedback and keeping the neighbors and the lake association, it goes a long way to be a good neighbor.

Hallan stated all utilities, power, natural gas, etc. should be shown on future documents.

**Motion:** Hansen motioned to close the public hearing at 7:34pm, Young seconded. All members voting “Aye”, motion carries.

**b. Sketch Plan Review PID 28100668: Cindy Hidde with Stonemark Land Surveying (present) representing Tom Steffens**

Cotner read her staff report in for the record. Cotner noted that the applicant used all sections of the Shoreland Density Increase Performance Standards Chart shown on page 5.

Hidde stated she is here representing Tom Steffen’s. She will be taking notes to bring back to Steffens. The sketch plan proposed a residential Planned Unit Development (PUD). They would preserve 50% of the property for green space. They are looking to put the buildings back from the lake. The impervious coverage sits at 15%. This is a basic plan put together and looking for feedback from the commission.

Jacobson questioned how many structures are allowed in the current zoning. Hidde stated the parcel would allow for 7 total units but with allowed increase to the density it would allow for 11. Jacobson question what they would want the increase to the density. Hidde stated they are pushing back the buildings. This will bring in people to support the businesses and the community. This will also increase the tax base. They would also be looking at vacating the road.

Young questioned if there would be a shared well system. Hidde stated yes these units would share a well and a septic system. Gettelman questioned if the 8 foot boardwalk was already in. Hidde stated she didn’t believe so. Hansen questioned if they are proposing 14 units. Hidde stated yes if we rezone. Young questioned if all units would be a slab on grade. Hidde stated there would be some walkouts as well. Young questioned if this would be an association. Hidde stated yes there would be an association, but each property owner would own the land their home sits on and the green space would be shared by all homeowners. Jacobson

questioned if rental or VRBO would be allowed in this association. Hidde doesn't believe it would be allowed, but will all depend on what is in the association documents.

Gettelman believes the housing density is way too much for this parcel. Jacobson stated there is lots of tree cover in this area. He would like to see this preserved. Hidde stated they would like to preserve what they can, but some will need to come down. She will note this for Steffens to get more information. Jacobson questioned if this will be a private road. Hidde stated the plan is for this to be a private road.

Jacobson questioned how we clean up the road to the parking area down by the road. Hallan stated if the road vacation is requested to the portion down to the lake the city would need to make a plan for an alternate road. Jacobson questioned if this has gone to Public Works yet for discussion. Hallan stated it has not yet.

Hidde questioned if we meet all rules and regulations of the ordinance can the application be denied. Cotner stated there are no guarantees. The density increases are the maximum and not guaranteed, unless approved by the Planning Commission.

Gettelman questioned how large this parcel is. Hidde stated 17 acres. Gettelman questioned what the distance between each unit is. Hidde was unsure, but stated the requirement has been met. Jacobson questioned what the four parking spots by the lake are for. Hidde stated she was unsure but will ask. Hansen questioned if the dock would be brought in during the winter and asked where it would be stored. Hidde will ask Steffens.

## **11. Old Business: None**

## **12. Planning & Zoning Administrator's Report**

### **a. Permits**

Cotner stated we had 10 new permits this past month, with 6 being new dwellings.

### **b. Violations List**

Cotner stated there were 3 new violations this month, for a total of 4 violations.

## **13. Commissioners' Questions/Comments:**

## **14. Adjourn**

**Motion:** Hansen motioned to adjourn the April 12, 2021 meeting at 8:08 pm, seconded by Gettelman. All members voting "Aye", motion carries.

Respectfully submitted,

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Maggi Wentler, Finance Specialist