# Burleigh County Planning and Zoning Commission Meeting

Tom Baker Meeting Room, City/County Office Building, 221 N 5th St, Bismarck

Attend in Person | Watch live on Government Access Channels 2 or 602 | Listen to Radio Access 102.5 FM | Stream on freetv.org or Dakota Media Access Facebook Live | Replay later from freetv.org

## AGENDA

November 12, 2026

**5:15 PM**

1. Pledge of Allegiance
2. Roll Call
3. Approval of September & October Meeting Minutes
4. Public Comments: (Restricted to Burleigh County residents and landowners)
5. Consent Agenda: (The following items are requests for a public hearing)

5-1 Pegors Subdivision
Requests approval of the preliminary plat and calling for a public hearing.
Staff Recommendation: Approval

5-2 Tri-Energy Subdivision
Requests approval of the preliminary plat and calling for a public hearing.
Staff Recommendation: Approval

5-3 Steinke Subdivision
Requests approval of the preliminary plat and calling for a public hearing.
Staff Recommendation: Approval

5-4 Jensen Subdivision
Requests approval of the preliminary plat and calling for a public hearing.
Staff Recommendation: Approval

5-5 Fried Subdivision
Requests approval of the preliminary plat and calling for a public hearing.
Staff Recommendation: Approval

5-6 Hiatt Subdivision
Requests approval of the preliminary plat and calling for a public hearing.
Staff Recommendation: Approval

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6. Public Hearing Agenda:

6-1 Grant Subdivision
Requests approval of the final plat and a "Do Pass" recommendation to the Board of Burleigh County Commissioners.
Staff Recommendation: Approval

6-2 Haadem 2nd Subdivision
Requests approval of the final plat and a "Do Pass" recommendation to the Board of Burleigh County Commissioners.
Staff Recommendation: Approval

6-3 University of Mary 3rd Subdivision
Requests approval of the final plat and a "Do Pass" recommendation to the Board of Burleigh County Commissioners.
Staff Recommendation: Approval

6-4 Meadows End Subdivision
Requests approval of the final plat and a "Do Pass" recommendation to the Board of Burleigh County Commissioners.
Staff Recommendation: Approval

6-5 Missouri Valley Complex 2nd Replat
Requests approval of the final plat and a "Do Pass" recommendation to the Board of Burleigh County Commissioners.
Staff Recommendation: Approval

6-6 Baldwin Greenhouse Subdivision
Requests approval of the final plat and a "Do Pass" recommendation to the Board of Burleigh County Commissioners.
Staff Recommendation: Approval

6-7 Revision to Part of Article 33 of County Ordinance
Requests approval of the final plat and calling for a second public hearing.
Staff Recommendation: Approval

7. Other Business:

8. Adjourn

Next Meeting: December 9, 2026

# Burleigh County Planning and Zoning Commission Meeting

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## AGENDA

October 14, 2026

**5:15 PM**

1. Pledge of Allegiance
2. Roll Call
3. Approval of September Meeting Minutes
4. Public Comments: (Restricted to Burleigh County residents and landowners)
5. Consent Agenda: (The following items are requests for a public hearing)

   5-1 Revision to Part of Article 33 of County Ordinance
   Review proposed change to Article 33 – Subdivision Regulations

6. Public Hearing Agenda:

   6-1 Baldwin Greenhouse Subdivision
   Requests approval of the final plat and a "Do Pass" recommendation to the Board of Burleigh County Commissioners.
   Staff Recommendation: Approval

   6-2 Grendahl Subdivision
   Requests approval of the final plat and a "Do Pass" recommendation to the Board of Burleigh County Commissioners.
   Staff Recommendation: Approval

7. Other Business:
8. Adjourn

Next Meeting: October 14, 2026

# Burleigh County Planning and Zoning Commission Meeting

Tom Baker Meeting Room, City/County Office Building, 221 N 5th St, Bismarck

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## AGENDA

September 9, 2026

**5:15 PM**

1. Pledge of Allegiance
2. Roll Call
3. Approval of July & August Meeting Minutes
4. Public Comments: (Restricted to Burleigh County residents and landowners)
5. Consent Agenda: (The following items are requests for a public hearing)

   5-1 Grendahl Subdivision
   Request approval of the preliminary plat. Call for a public hearing
   Staff Recommendation: Approval

   5-2 Grant Subdivision
   Request approval of the preliminary plat. Call for a public hearing
   Staff Recommendation: Approval

   5-3 Baldwin Greenhouse Subdivision & Strong Farms PUD
   Request approval of the preliminary plat. Call for a public hearing
   Staff Recommendation: Approval

6. Public Hearing Agenda:

   6-1 Highlands at Burnt Creek Subdivision
   Requests approval of the final plat and a "Do Pass" recommendation to the Board of Burleigh County Commissioners.
   Staff Recommendation: Approval

   6-2 Misty Waters 4th Subdivision
   Request approval of the final plat and a "Do Pass" recommendation to the Board of Burleigh County Commissioners.
   Staff Recommendation: Approval

6-3 Aberle Park Subdivision Zoning Change
Request approval of the final plat and a "Do Pass" recommendation to the Board of Burleigh County Commissioners.
Staff Recommendation: Approval

6-4 Axt River Cliffs Subdivision
Request approval of the final plat and a "Do Pass" recommendation to the Board of Burleigh County Commissioners.
Staff Recommendation: Approval

6-5 Chad Dockter Subdivision
Request approval of the final plat and a "Do Pass" recommendation to the Board of Burleigh County Commissioners.
Staff Recommendation: Approval

6-6 Missouri Valley Complex 2nd Replat
Request approval of the final plat and a "Do Pass" recommendation to the Board of Burleigh County Commissioners.
Staff Recommendation: Approval

6-7 The Ridge at Hawktree 3rd Subdivision
Request approval of the final plat and a "Do Pass" recommendation to the Board of Burleigh County Commissioners.
Staff Recommendation: Approval

6-8 Revisions to Certain Ordinances

- Review proposed changes and recommend 2nd Public Hearing for:
- Ex. 6.8.1 Zoning District Article 3 Definitions
- Ex. 6.8.2 Zoning District Article 6 Incidental Uses
- Ex. 6.8.3 Zoning District Article 8 Section 4, Sec. 8, Sec. 22
- Ex. 6.8.4 Zoning District Article 11 Ag Agricultural
- Ex. 6.8.5. Zoning District Article 12 R1 Residential
- Ex. 6.8.6. Zoning District Article 12 R2 Residential
- Ex. 6.8.7. Zoning District Article 15 R5 MH
- Ex. 6.8.8 Zoning District Article 16 C Commercial
- Ex. 6.8.9 Zoning District Article 18 I Industrial

7. Other Business:
8. Adjourn

Next Meeting: October 14, 2026

# Burleigh County Planning and Zoning Commission Meeting Agenda

Tom Baker Meeting Room, City/County Building, 221 5th Street N, Bismarck, ND

5:15pm

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## AGENDA
**August 12, 2026**

1. Pledge of Allegiance
2. Roll Call
3. Approval of Minutes
4. Public Comments: (*Restricted to Burleigh County residents and landowners)*
5. Consent Agenda: *(The following items are requests for a public hearing)*

   5-1 AXT River Cliffs Subdivision
   - Request approval of the preliminary plat. Call for a public hearing
     *Staff Recommendation: Approval*

   5-2 Chad Dockter Subdivision
   - Request approval of the preliminary plat. Call for a public hearing
     *Staff Recommendation: Approval*

   5-3 Highlands at Burnt Creek Subdivision Preliminary Plat and Zoning Change
   - Request approval of the R1 zoning change and preliminary plat. Call for a public hearing
     *Staff Recommendation: Approval*

   5-4 Aberle Park Fifth Subdivision Zoning Change
   - Request approval of the I-Industrial Zoning Change. Call for a public hearing
     *Staff Recommendation: Approval*

6. Public Hearing Agenda:

   6-1 Arcadia Lite Estates Subdivision
   - *Requests approval of the final plat and* a "Do Pass" recommendation to the Board of Burleigh County Commissioners.
     *Staff Recommendation: Approval*

   6-2 Olive Tree 2nd Subdivision
   - Requests approval of the final plat and a "Do Pass" recommendation to the Board of Burleigh County Commissioners.
     *Staff Recommendation: Approval*

   6-3 Apple Creek Ridge 3rd Subdivision
   - Request approval of the final plat and a "Do Pass" recommendation to the Board of Burleigh County Commissioners.
     *Staff Recommendation: Approval*

6-4 Misty Waters 3rd Replat

- Request approval of the final plat and give a "Do Pass" recommendation to the Board of Burleigh County Commissioners.
  *Staff Recommendation: Approval*

6-5 Revisions to Certain to Ordinances

- Review proposed changes and recommend 2nd Public Hearing for:
  - Ex. 6.5.1 Zoning District Article 3 Definitions
  - Ex. 6.5.2 Zoning District Article 6 Incidental Uses
  - Ex. 6.5.3 Zoning District Article 8 Section 4, Sec. 8, Sec. 22
  - Ex. 6.5.4 Zoning District Article 11 Ag Agricultural
  - Ex. 6.5.5. Zoning District Article 12 R1 Residential
  - Ex. 6.5.6. Zoning District Article 12 R2 Residential
  - Ex. 6.5.7. Zoning District Article 15 R5 MH
  - Ex. 6.5.8 Zoning District Article 16 C Commercial
  - Ex. 6.5.9 Zoning District Article 18 I Industrial

7. Agenda Items:

8. Other Business:

9. Adjourn

Next Meeting: September 9, 2026

# Burleigh County Planning and Zoning Commission Meeting Agenda

Tom Baker Meeting Room, City/County Building, 221 5th Street N, Bismarck, ND

5:15pm

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## AGENDA
July 8, 2026

1. Pledge of Allegiance
2. Roll Call
3. Approval of May 13, 2026, Minutes
4. Public Comments: (Restricted to Burleigh County residents and landowners)
5. Consent Agenda: (The following item(s) are request(s) for a public hearing)

   5-1 The Ridge at Hawktree 3rd Subdivision Replat
   - Request approval of the preliminary plat. Call for a public hearing
     - Staff Recommendation: Approval

6. Public Hearing Agenda: (The following item(s) are request(s) for a "Do Pass" recommendation)

   6-1 Lookout Trail Variance
   - Request approval of the variance to the 15' side setback
     - Staff Recommendation: Approval

   6-2 Outlook Road Variance
   - Request approval of the variance to the 15' side setback
     - Staff Recommendation: Approval

   6-3 Nature View Drive Variance
   - Request approval of the variance to the 4% lot coverage
     - Staff Recommendation: Approval

   6-4 Island Park Estates 2nd Subdivision
   - Request approval of the final plat. Approve and give a "Do Pass" recommendations to the Board of Burleigh County Commission.
     - Staff Recommendation: Approval

   6-5 Klatte Subdivision and Zoning Change (Tabled 6/10/2026)
   - Request approval of the final plat and zoning change give a "Do Pass" recommendation to the Board of Burleigh County Commissioners.
     - Staff Recommendation: Approval

7. Agenda Items: (The following item(s) are request(s) for approval or recommendation)

   7-1 Data Center Moratorium
   - Request for approval/recommendation to the Board of Burleigh County Commissioners.

   7-2 Resolution to amend Burleigh County Zoning Ordinances
   - Request approval/recommendation to the Board of Burleigh County Commissioners.

8. Other Business:

   8-1 Discussion on Baldwin Greenhouse.

9. Adjourn

Next Meeting: August 13, 2026

# Burleigh County Planning and Zoning Commission Meeting Agenda

Tom Baker Meeting Room, City/County Building, 221 5th Street N, Bismarck, ND

5:15pm

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## AGENDA
## JUNE 10, 2026

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Approval of April 8, 2026, Minutes**
4. **Public Comments**: (*Restricted to Burleigh County residents and landowners)*
5. Consent Agenda: *(The following item(s) are request(s) for a public hearing)*

### 5-1 Olive Tree Second Subdivision
- Request approval of the preliminary plat. Call for a public hearing
  *Staff Recommendation: Approval*

### 5-2 Missouri Valley Complex Second Replat
- Request approval of the preliminary plat. Call for a public hearing
  *Staff Recommendation: Approval*

### 5-3 Strong Farms Zoning Change and Preliminary Plat
- Request approval of the PUD zoning change and preliminary plat. Call for a public hearing
  *Staff Recommendation: Approval*

6. **Public Hearing Agenda:**

### 6-1 Arcadia Lite Estates Subdivision
- *Requests approval of the final plat and* a "Do Pass" recommendation to the Board of Burleigh County Commissioners.
  *Staff Recommendation: Approval*

### 6-2 Ponderosa Riverside Village 9th Subdivision
- Requests approval of the final plat and a "Do Pass" recommendation to the Board of Burleigh County Commissioners.
  *Staff Recommendation: Approval*

### 6-3 Norb's Subdivision
- Request approval of the final plat and a "Do Pass" recommendation to the Board of Burleigh County Commissioners.
  *Staff Recommendation: Approval*

### 6-4 Klatte Subdivision and Zoning Change
- Request approval of the final plat and zoning change give a "Do Pass" recommendation to the Board of Burleigh County Commissioners.
  *Staff Recommendation: Approval*

7. **Agenda Items:**

7-1-1. Revise and update to ordinances:
7-1-2 Ex. Zoning District Article 3 Definitions
7-1-3. Ex. Zoning District Article 6 Incidental Uses
7-1-4. Ex. Zoning district Article 8 Special Use Sec. 4 Childcare Center, Sec. 8 Home Occ., Sec. 22. Personal Storage Units
7-1-4. Ex. Zoning District Article 11 Ag Agricultural
7-1-5. Ex. Zoning District Article 12 R1 Residential
7-1-6. Ex. Zoning district Article 13 R2 Residential
7-1-7. Ex. Zoning District Article 15 R5 MH
7-1-8. Ex. Zoning District Article 16 C Commercial
7-1-9. Ex. Zoning District Article 18 I Industrial

8. **Other Business**

9. **Adjourn**

**Next Meeting: July 8, 2026**

# Burleigh County Planning and Zoning Commission Meeting Agenda

Tom Baker Meeting Room, City/County Building, 221 5th Street N, Bismarck, ND

5:15pm

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## AGENDA - AMENDED
### MAY 13, 2026

1. Pledge of Allegiance
2. Roll Call
3. Approval of April 8, 2026, Minutes
4. Public Comments: (*Restricted to Burleigh County residents and landowners)*
5. Consent Agenda: *(The following item(s) are request(s) for a public hearing)*

   5-1 Arcadia Lite Estates Subdivision
   - *Requests approval of the preliminary plat and call for a public hearing*
     *Staff Recommendation: Approval*

   5-2 Ponderosa Riverside Village 9
   - Requests approval of the preliminary plat and call for a public hearing.
     *Staff Recommendation: Approval*

   5-3 Norbs Subdivision
   - Request approval of the preliminary plat and call for a public hearing.
     *Staff Recommendation: Approval*

   5-4 Klatte Subdivision and Zoning Change
   - Request approval of the preliminary plat and zoning change and call for a public hearing
     *Staff Recommendation: Approval*

   5-5 Strong Farms Zoning Change and Preliminary Plat
   - Request approval of the PUD zoning change and preliminary plat. Call for a public hearing
     *Staff Recommendation: Approval*

6. Public Hearing Agenda:

   6-1 Ponderosa Riverside Village 8 Subdivision
   - Requests approval of a two (2) lot Subdivision
     *Staff recommendation: Approval*

   6-2 Sarkilahti Variance
   - Requests approval of a variance to setbacks to build accessory building
     *Staff recommendation: Approval*

7. Agenda Items:

   Revise and up date ordinances:
   7-1 Ex. Zoning District Article 3 Definitions
   7-2 Ex. Zoning District Article 6 Incidental Uses
   7-3 Ex. Zoning District Article 8 Sec 4 Childcare Center, Sec Home Occ.

7-4 Ex. Zoning District Article 11 Ag Agricultural
7-5 Ex. Zoning District Article 12 R1 Residential
7-6 Ex. Zoning District Article 13 R2 Residential District
7-7 Ex. Zoning District Article 15 R5 MH
7-8 Ex. Zoning District Article 16 C Commercial
7-9 Ex. Zoning District Article 18 I Industrial

7 Other Business

8 Adjourn

Next Meeting: June 10, 2026

# Burleigh County Planning and Zoning Commission Meeting Agenda

Tom Baker Meeting Room, City/County Building, 221 5th Street N, Bismarck, ND

5:15pm

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## AGENDA
**April 8, 2026**

1. Pledge of Allegiance
2. Roll Call
3. Approval of March 11, 2026 Minutes
4. Public Comments: (*Restricted to Burleigh County residents and landowners)*
5. Consent Agenda: *(The following item(s) are request(s) for a public hearing)*

   5-1 Arcadia Lite Estates Subdivision
   - *Requests approval of the preliminary plat and call for a public hearing*
     *Staff Recommendation: Approval*

   5-2 Meadows End Subdivision
   - Requests approval of the preliminary plat and call for a public hearing.
     *Staff Recommendation: Approval*

6. Public Hearing Agenda:

   6-1 EAH Subdivision
   - Requests approval of a two (2) lot Subdivision and a zoning change call for a public hearing.
     *Staff recommendation: Approval*

   6-2 CJB Subdivision
   - Requests approval of one (1) lot Subdivision and call for a public hearing.
     *Staff recommendation: Approval*

   6-3 Rohrich Variance
   - Requests approval of a variance to setbacks to build accessory building.
     *Staff recommendation: Approval*

   6-4 Humann Variance
   - Requests approval of a variance to setbacks to build accessory building.
     *Staff recommendation: Denial*

7. Draft Amendments to Certain Districts .

   7-1 Introduction- Draft Amendments to the Following Districts
   Review the following Staff Report Exhibits:

   - Ex. 7.1.1. Zoning District Article 21 FP
   - Ex. 7.1.2. Zoning District Article 11 Ag
   - Ex. 7.1.3. Zoning District Article 12 R1

- Ex. 7.1.4. Zoning District Article 15 R5
- Ex. 7.1.5. Zoning District Article 16 C
- Ex. 7.1.6. Zoning District Article 18 I
- Ex. 7.1.7. Zoning District Article 20 PUD
- Ex. 7.1.8. Zoning District Article 20-1 P-Public
- Ex. 7.1.9. Zoning District Article 8- Section 2. Home Occupation

8. Other Business:

9. Adjourn

Next Meeting: May 13, 2026

# Burleigh County Planning and Zoning Commission Meeting Agenda

Tom Baker Meeting Room, City/County Building, 221 5th Street N, Bismarck, ND

5:15pm

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## AGENDA
**March 11, 2026**

1. Roll Call

2. Approval of February 11, 2026 Minutes

3. Public Comments: (*Restricted to Burleigh County residents and landowners)*

4. Consent Agenda: *(The following item(s) are request(s) for a public hearing)*

   4-1 EAH Subdivision
   Requests approval of a two (2) lot Subdivision and a zoning change and call for a public hearing.
   *Staff recommendation: Approval*

   4-2 CJB Subdivision
   Requests approval of one (1) lot Subdivision and call for a public hearing.
   *Staff recommendation: Approval*

5. Public Hearing Agenda:

   5-1 All American Subdivision
   -Requests approval of a one (1) lot Subdivision.
   *Staff recommendation: Approval*

   5-2 Apple Creek Ridge 2nd Subdivision
   -Requests approval of a one (1) lot Subdivision.
   *Staff recommendation: Approval*

   5-3 Aberle 5th Subdivision
   -Requests approval of a five (5) lot Subdivision.
   *Staff recommendation: Approval*

   5-4 Riverside 2nd Subdivision Replat.
   -Requests approval of a one (1) lot Subdivision.
   *Staff recommendation: Approval*

   5-5 Holly's Horses Addition
   -Requests approval of a one (1) lot subdivision
   *Staff recommendation: Approval*

   5-6 Ansley Special Use
   -Requests approval of a special use permit to build on a unattended lot
   Staff recommendation: Approval

6. Other Business:
Review the following Staff Reports:

Ex. 6.1.1. Zoning Comparison Art. 21-14-04-19
Ex. 6.1.2. Zoning Comparison Ag-Ag.
Ex. 6.1.3. Zoning Comparison R1 – RR
Ex. 6.1.4. Zoning Comparison R5- RMH
Ex. 6.1.5. Zoning Comparison C -CA
Ex. 6.1.6. Zoning Comparison I-MB
Ex. 6.1.7. Zoning Comparison PUD- PUD
Ex. 6.1.8. Zoning Comparison P-Public- P-Public

7. Adjourn

Next Meeting: April 8, 2026

# Burleigh County Planning and Zoning Commission Meeting Agenda

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5:15pm

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## AGENDA

**February 11, 2026**

1. Roll Call

2. Approval of January 14, 2026, Minutes

3. Public Comments: (*Restricted to Burleigh County residents and landowners)*

4. Consent Agenda: *(The following item(s) are request(s) for a public hearing)*

   4-1 All American Subdivision

   -Requests approval of a one (1) lot Subdivision and call for a public hearing.

   *Staff recommendation: Approval*

   4-2 Apple Creek Ridge 2nd Subdivision

   -Requests approval of a one (1) lot Subdivision and call for a public hearing.

   *Staff recommendation: Approval*

   4-3 Aberle 5th Subdivision

   -Requests approval of a five (5) lot Subdivision and call for a public hearing.

   *Staff recommendation: Approval*

   4-4 Riverside 2nd Subdivision Replat.

   -Requests approval of a one (1) lot Subdivision and call for a public hearing.

   *Staff recommendation: Approval*

5. Public Hearing Agenda:

   5-1 Kummer Ranch Final Subdivision:

   *Requests approval of a one (1) lot Subdivision, staff recommends approval.*

   5-2 Amendments to Zoning Ordinance: *(Continuation of First Hearing)*

   Review the following Staff Reports:

   Ex. 5.2.1. Zoning Comparison Art. 21- 14-04-19

   Ex. 5.2.2. Zoning Comparison Ag-Ag.

Ex. 5.2.3. Zoning Comparison R1 – RR
Ex. 5.2.4. Zoning Comparison R1 – R5
Ex. 5.2.5. Zoning Comparison R1 - RR5
Ex. 5.2.6. Zoning Comparison R1 - RM
Ex. 5.2.7. Zoning Comparison R2 - RM10
Ex. 5.2.8. Zoning Comparison R2 - RM15

6. Other Business: Next Meeting is on March 11, 2026

7. Adjourn

# Burleigh County Planning and Zoning Commission Meeting Agenda

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5:15pm

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## AGENDA

**January 14, 2026**

1. Introduction of new Planning and Zoning Commission Member
   Mitch Flanagan – Director

2. Roll Call

3. Election of Officers
   Mitch Flanagan – Director

4. Approval of December 10, 2025, Minutes

5. Public Comments: (*Restricted to Burleigh County residents and landowners)*

6. Consent Agenda: *(The following item(s) are request(s) for a public hearing)*
   6-1 Kummer Ranch Subdivision:
   -Requests approval of a one (1) lot Subdivision and call for a public hearing.
   *Staff recommendation: Approval*

7. Public Hearing Agenda:
   7-1 Amendment 21 – FP Floodplain District *(First Hearing)*
   *Staff recommendation: Approval*
   7-2 Amendments: *(First Hearing)*
   - Amendment Article 3 – Definitions
   - Amendment Article 5 – General Provisions and Guidance
   - Amendment Article 7 – Use Groups
   - Amendment Article 10 – Automobile Parking
   - Amendment Article 13 – RR Residential District – New

- Amendment Article 19 – MH – Manufactured Home
  *Staff recommendations: Approval*

5. Other Business: Next Meeting is on February 11, 2026

6. Adjourn