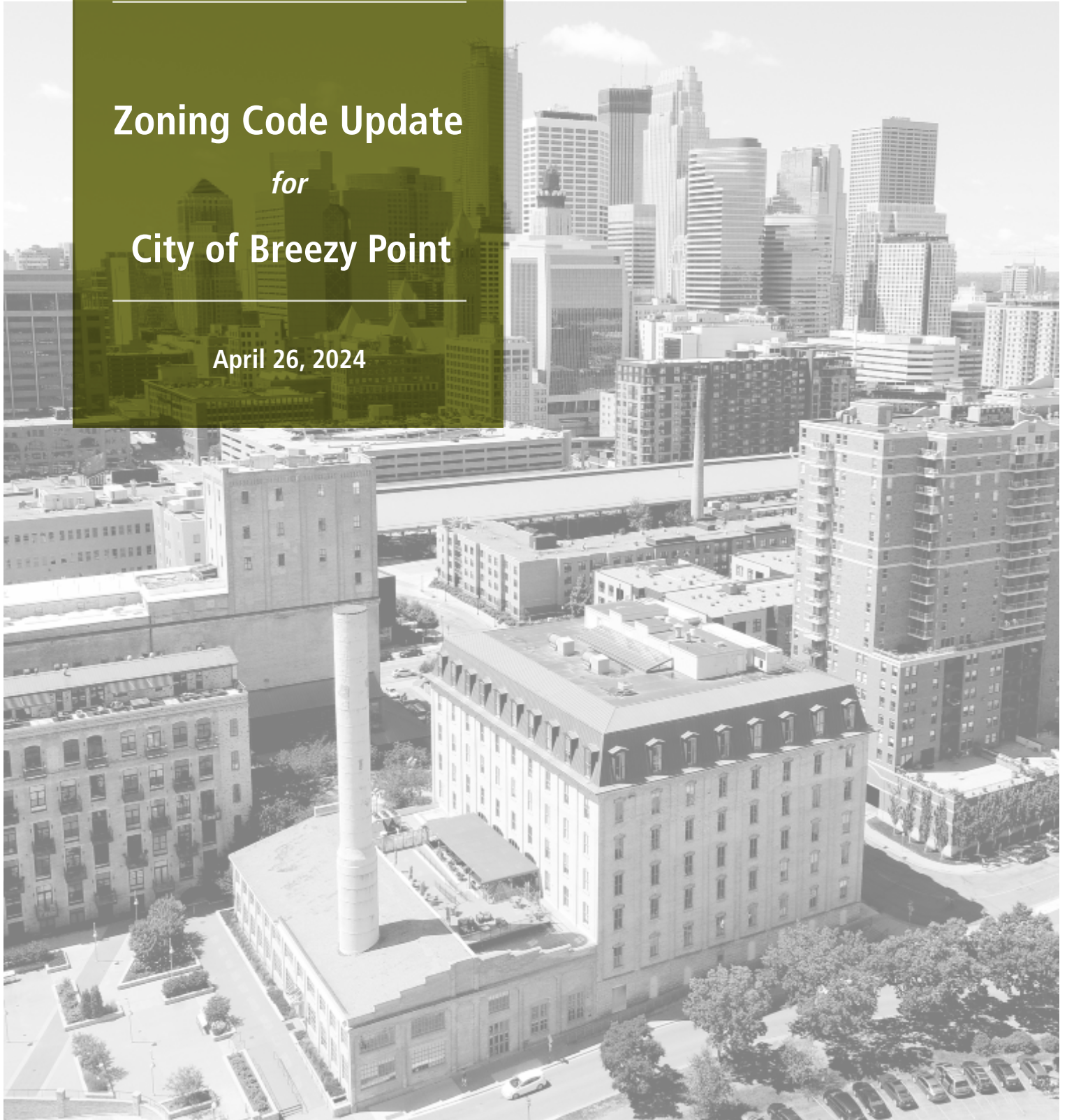


Zoning Code Update *for* City of Breezy Point

April 26, 2024



PREPARED FOR

Peter Gansen, Planning and Zoning Administrator - City of Breezy Point
8319 County Road 11, Breezy Point, MN 56742
Phone: (218) 562-4441

PREPARED BY

Landform Professional Services, LLC
105 5th Ave S, Minneapolis, MN 55401
Phone: (612) 638-0225, E-mail: klindahl@landform.net



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Web: landform.net

April 26, 2024

Peter Gansen, Planning and Zoning Administrator
City of Breezy Point
8319 County Road 11
Breezy Point, MN 56472

RE: Request for Proposals for City of Breezy Point's Zoning Code Update

Dear Mr. Gansen,

We are excited to submit our proposal for the City of Breezy Point's Zoning Code Update. This is an exciting time for Breezy Point. The Comprehensive Plan was recently adopted, and we can help you develop regulations to help implement that plan. We are excited to collaborate with you to update the zoning code to implement the vision of the City. It is an opportunity to provide land use regulations that are easy to understand and implement and facilitate development that is consistent with the community's vision.

You will find our approach results in a user-friendly, implementable code with the innovation that Breezy Point deserves. We are well suited to be your project partner for the following reasons:

Building upon previous relevant experience in similar-sized communities. Landform team members have the technical experience and creative analysis skills a project like this needs. Our team members focus on public sector work but also bring a solid understanding of the market to ensure plans that lead to action. This partnership between planning and urban design has proven its value in communities like yours when we link the technical aspects of policy with performance-based standards. The result is innovative, effective code translated into everyday language with a solid graphic component to improve usability. We have recently completed similar projects in other communities and will bring this experience to help you develop codes that work for your community.

Aligned project objectives and synergistic team. We will work with you to develop an code that aligns with your community goals. We love our work and see the potential for fantastic positive energy when our two teams (yours and ours) sit side by side to accomplish a common goal. We look forward to working with you to solve your community's most challenging issues through planning and design tools that can be used to guide decision-making. We believe that plans must be developed with an understanding of our client's vision and insights into their stakeholders. Our experience with the public and private sectors makes our team uniquely qualified to help you implement your vision.



Utilizing a workable approach to your project. We create the criteria, methods, and language for municipal codes incorporating sensible planning practices and innovative ideas. For Breezy Point, we would build on the work we did on a similar effort for the City of Rogers, City of Lino Lakes, MN and Big Lake, MN. This will allow us to meet your schedule and budget with tools that have been proven to be effective.

You will find that this proposal package demonstrates our understanding of your project goals and showcases our portfolio of relevant work, making us a strong project partner. If you find the qualifications meet your needs and expectations, we will be happy to finalize the scope of work and prepare a contract for services. Please call Kevin Shay at 612.638.0228 with any questions concerning our services. We look forward to working with you.

Sincerely,

Landform

Kendra Lindahl, AICP
Principal

Landform

Kevin Shay, AICP
Associate, Planning Lead

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Project Overview

Proposed Approach/Work Program

Landform Professional Services, LLC (Landform) is a multi-disciplinary consulting firm with the specialized experience to implement a robust and creative process that results in a well-supported, executable plan. Landform planners have more than 35 years of combined experience delivering planning services to communities. The Landform team will work with the City to update and streamline the Zoning Code to be consistent with current law. The Landform team will work closely with staff to modify the zoning districts and regulations to help achieve the new goals and character desired while not losing sight of other Comprehensive Plan goals. We understand the importance of a thorough update of the Breezy Point zoning code that is illustrative and is designed for the digital age. We have successfully completed projects like this in the past, and we understand the effort it takes to accomplish these tasks. We have prepared a scope of work that responds to the critical elements in the RFP.



Community open house

After analysis of your community and its current code and Comprehensive Plan, we will work with you to create land use regulations that combine all these chapters into a comprehensive document. Our team will use clearly written language and graphic techniques to show how the regulations will implement the vision of the City.

Landform understands that community engagement and public outreach are essential to rewrite the zoning code. We are proposing community engagement through an open house and stakeholder meeting. We think this is the best option to allow us to reach a wide audience and encourage participation from people with a variety of backgrounds.

We expect to meet with City staff each month to discuss key points in the effort to gather information or provide materials for staff review. Our planners will work with city staff, understanding the importance of clear regulations as we look forward to developing a new document for Breezy Point.

Our proposed work plan for this project is based on the scope of work you have defined. Each task is outlined below with anticipated meetings and task deliverables. For clarity purposes, we have divided this work into four significant tasks (although some tasks will overlap):

- Task 1: Project Management and Engagement
- Task 2: Zoning Update
- Task 3: Adoption

Proposed Work Plan

Task 1: Project Management and Engagement

1.1 Kickoff Meeting

Facilitate a Kickoff Meeting with the City Planning Staff to review the project scope and schedule, define deliverables and project communication criteria, establish priorities, and set the framework for upcoming meetings and open houses.

1.2 CODE ANALYSIS

Analyze existing code, zoning map and comprehensive plan.

1.3 Open House

Facilitate a public open house to present the draft code and encourage feedback on the draft code.

1.4 Stakeholder Meeting

Hold interviews with key stakeholders in the process which may include residents, business owners and community leaders.

1.5 Staff check-in meetings.

The Landform staff will hold virtual monthly meetings to track progress and to have a discussion on specific code topics. These project management meetings help ensure the project stays on time and on budget.

Task 1 Deliverables:

- Project and Work Plan Schedule
- Meeting agendas and presentation materials



Breezy Point, MN

Public Process: The community should be involved in every step of the process and have the same information available to help them meaningfully contribute to the planning process. Landform will work closely with City staff to ensure that meeting agendas, code drafts and other materials are easily accessible to the general public and interested parties. We will work with City staff to provide the material to the City to post on the website, make copies for public distribution and provide information to print in other publications.

Task 2: Zoning Rewrite

We will prepare draft language for the Zoning Code, incorporating graphics and illustrations to support the Code's legibility and ease of use. The preliminary Zoning Code will address the goals and program frameworks as outlined in the RFP. We will develop the code following the schedule outlined in the schedule and budget included in this proposal. We will also identify approaches to implement the goals and objectives of the Comprehensive Plan and the specific goals noted by Staff.

Our work will focus on a handful of key code issues at a time. For each topic, the process of developing the codes through the Planning Commission and City Council will follow a similar format.

Step 1:

We will draft an code based on the work plan created as part of the kick-off meeting. Each draft will encompass a portion of the code broken into manageable portions.

Step 2:

We will send the draft code to city staff for review and edits.

Step 3:

We will incorporate the edits from city staff and prepare a packet to send to the Planning Commission for review.



New Richmond Code

Statute and Case Law Compatibility Analysis: Throughout the process, we will be cognizant of statutory requirements and case law that could shape the code language. We will coordinate with the City Attorney and city engineer to ensure that the new code is not in conflict. We anticipate approximately 16 hours total for these other city consultants to review any critical issues.

Task 2 Deliverables:

- Preliminary Zoning Code
- Digital meeting packets
- Refined Zoning Code

Task 3: Adoption

3.1 We will compile the complete document from previous review sessions for city review.

3.2 We will send the draft code to the city attorney for their review of the code.

3.3 We will prepare a packet to send to the Planning Commission for their review of the entire code.

3.4 Preparing and presenting the final code to the Planning Commission at a public hearing.

3.5 Preparation and presentation of the final code for adoption by the City Council

Task 2 Deliverables:

- Draft Zoning Code
- Digital meeting packets
- Final Zoning Code

Proposed Fee

1) The Basic Services described under the Scope of Services shall be completed on a fixed fee basis as detailed below and in the attached spreadsheet on the following page:

TASKS	BILL TYPE	ASSOCIATED FEE
Task 1 - Project Management and Engagement	Fixed Fee	\$18,875.00
Task 2 - Zoning and Subdivision Rewrite	Fixed Fee	\$70,275.00
Task 3 - Adoption	Fixed Fee	\$9,620.00
Total		\$98,770.00

Standard Internal reimbursable expenses associated with prints, plots, and scanning are included in our hourly rates. Deliverable plots and prints will be charged at internal rate.

Internal reimbursable expenses are priced as follows:

Mileage Based on current IRS rates†

Plotting on Bond	0.50 per square foot
Plotting on Vellum	1.10 per square foot
Plotting on Mylar	2.50 per square foot
Color Printing	1.00 for 8.5 x 11
	2.50 for 8.5 x 14, 11 x 17
Foam Core	25.00 per sheet
Scanning	1.50 per scan
CD/DVD/Thumb drive	10.00 per cd/DVD/thumb drive

†Trips to the site by the Survey Crew are not subject to mileage reimbursement

External reimbursable expenses shall be billed at cost.

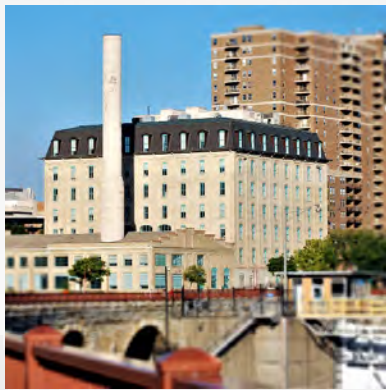
Project Work Plan and Fees

		2024						2025						Principal	Planning Lead	Planner I	TOTAL	TOTAL				
		June	July	August	September	October	November	December	January	February	March	April	May	June	\$200	\$165	\$100	HOURS	FEE/EST			
Task 1. Project Management and Engagement														17	55	64	136	\$18,875.00				
1.1	Kickoff meeting to review scope, schedule, and deliverables	★													8	8		16	\$2,920.00			
1.2	Analyze existing zoning ordinance, zoning map and comprehensive plan		■												2	16	16	34	\$4,640.00			
1.3	Open House									★					4	10	10	24	\$3,450.00			
1.4	Stakeholder Meeting			◀▶												10	16	26	\$3,250.00			
1.5	Check in with staff via teleconference			■	■	■	■	■	■	■	■	■	■	■	3	11	22	36	\$4,615.00			
Task 2. Zoning and Subdivision Rewrite														10	135	460	605	\$70,275.00				
2.1	Develop Zoning Code Template		▶												1	2	16	19	\$2,130.00			
2.2	Modify template following city staff review			▶												2	8	10	\$1,130.00			
2.3	Draft Zoning sections - Administration			▶											2	6	32	40	\$4,590.00			
2.4	City staff review and edits				▶											2	10	12	\$1,330.00			
2.5	Planning Commission review					★										8	8	16	\$2,120.00			
2.6	Draft Residential Zoning Districts and Standards				▶										1	12	64	77	\$8,580.00			
2.7	City staff review and edits						▶									2	10	12	\$1,330.00			
2.8	Planning Commission review							★								8	8	16	\$2,120.00			
2.9	Draft commercial standards								▶						1	12	40	53	\$6,180.00			
2.10	City staff review and edits									▶						2	10	12	\$1,330.00			
2.11	Planning Commission review										★					8	8	16	\$2,120.00			
2.12	Draft performance standards											▶			1	12	64	77	\$8,580.00			
2.13	City staff review and edits												▶			2	10	12	\$1,330.00			
2.14	Planning Commission review													★		8	8	16	\$2,120.00			
2.15	Draft Sign Ordinance															8	32	40	\$4,520.00			
2.16	City staff review and edits															2	10	12	\$1,330.00			
2.17	Planning Commission review															8	8	16	\$2,120.00			
2.18	Draft Definitions															3	32	35	\$3,695.00			
2.19	City staff review and edits															2	10	12	\$1,330.00			
2.20	Planning Commission review															8	8	16	\$2,120.00			
2.21	Compile draft ordinance															4	8	40	\$6,120.00			
2.22	Council Review of Draft Zoning and Subdivision Ordinance															8	8	16	\$2,120.00			
2.23	Reorganize document after Council review and approval															2	16	18	\$1,930.00			
Task 3. Adoption														3	28	44	75	\$9,620.00				
3.1	Compile complete document for city review															1	4	16	\$2,460.00			
3.2	Review all sections with City Attorney and make edits															1	4	8	\$1,660.00			
3.3	Complete one round of edits and finalize document															1	4	12	\$2,060.00			
3.4	Planning Commission Public Hearing															8	4	12	\$1,720.00			
3.5	City Council															8	4	12	\$1,720.00			
																	Total				605	\$98,770.00

FirmProfile

Landform Professional Services, LLC is a multi-disciplinary consulting firm based in Minneapolis, Minnesota. We offer a full range of site design, planning and civil engineering services backed with more than 25 years as an organization. Our professional resources include landscape architects, planners, civil engineers, land surveyors and development managers. We are committed to client service, design quality, principles of sustainability and an innovative approach to site design.

Landform is organized into studios, each with their own expertise and area of specialization and experience. We shape our project design and delivery process to anticipate the needs of our clients based on an in-depth understanding of their project type or market. Each studio offers a fully integrated and interdisciplinary design process from Site to Finish®. Within the studios, project teams bring together the professionals with the specific expertise and the experience needed to meet clients' project objectives. Professional services include:



Our team possesses the talent and expertise to help you realize your vision of creating an outdoor space that is functional, sustainable and aesthetically pleasing.

Total staff:
33

Contact:
Landform Professional Services, LLC
Kendra Lindahl, AICP
Principal
105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Direct: 612-638-0225
klindahl@landform.net

- Planning
- Civil Engineering
- Land Survey
- Environmental Coordination
- Landscape Architecture
- Sustainable Design
- Development Management

Our Landform team offers you the following:

- An experienced team that can draw on our wide range of experience in the planning and design of public spaces, mixed-use development, parks, retail, commercial and residential facilities.
- A group with both design and project management experience in urban design, landscape architecture and community studies so that your project is well informed, well designed, on time and within the budget.
- An association that has a strong reputation for creative approaches to planning and design and blends development realities with the best practices of sustainable design.
- An organization that is extremely efficient and that has demonstrated success in keeping projects moving forward.
- A company that is committed to providing a plan that can be used to create your next great place. We believe that plans must be developed with vision and an understanding of the marketplace. Our experience with the public and private sectors makes Landform uniquely qualified to help you implement your vision.

ProjectTeam

Our team possesses the talent and expertise to develop successful site redevelopment plan for the City of Breezy Point. You can be assured that this project will be given our full commitment and that the team members identified will serve as your partners for the duration of this project.



Kevin Shay, AICP
Associate, Planning Lead

Kevin will serve as the Primary contact for this project. Kevin has served as the city planner for Dayton, Burnsville, Big Lake and Clearwater carrying out plan review, presenting at city meetings, completing ordinance updates and responding to resident requests. He has recently worked on the zoning and subdivision ordinance updates for Lino Lakes and Big Lake along with several smaller ordinance revisions and worked on several ordinance updates.

His experience in Civil Engineering and GIS brings a unique perspective into creating sites that are meaningful and unique. He has a firm grasp of code development and is skilled at investigating sites and finding potential impacts to development. Kevin’s attention to detail ensures that any new code is consistent with state law and ready to implement.



Zeke Peters
Planner

Mr. Peters' impressive qualifications make him a perfect fit for any project. As a highly accomplished Urban Planner & Designer with a dual Master's degree from the University of Utah, he boasts a proven track record in development-adjacent commercial real estate. Beyond his technical expertise, Mr. Peters is a skilled leader with a strong work ethic, deeply passionate about creating sustainable and livable communities. This passion is evident in his extensive experience working with local and state governments on environmental policy, planning, and transportation design.

In short, Mr. Peters is a results-oriented professional with a unique blend of technical knowledge and a deep commitment to building a better future for our cities. His expertise in navigating the complexities of local government and his dedication to sustainable development make him a valuable asset to any project shaping the future of our urban landscape.



Maryse Lemvi
Planner

Ms. Lemvi's strong motivation and results-oriented approach, combined with her diverse skillset in research, technology, and digital marketing, make her a valuable asset for your project.

Her proven ability to overcome obstacles, exceptional communication and teamwork skills honed through experience with culturally diverse teams, and talent for data-driven strategies ensure she will be a key contributor.

With a passion for local government, Ms. Lemvi is eager to collaborate and leverage her skills to achieve the project's goals.



Kendra Lindahl, AICP
Principal, Landform

Kendra will be responsible for ensuring client satisfaction through quality work and appropriate staffing. Kendra leads the Planning & Urban Design Studio at Landform and has served as the city planner for Hugo since 2002 and Corcoran since 2003. She has worked as the principal on a number of projects including the New Richmond Zoning and Subdivision Ordinance Update, the Rogers Unified Ordinance, the Corcoran Southeast District Plan and Design Guidelines and the 2040 Comprehensive Plans for Corcoran, Hugo and Lino Lakes. Her experience with public and private sector clients spans more than 25 years. In that time, she has formed a solid sense of big-picture concepts and the details necessary for turning concepts into successful projects. She has also mastered creative, effective management skills in the increasingly complex approval process arena. Her strengths include advanced code writing skills, project management and effective presentation skills at public meetings and hearings.

Planning & Urban Design Studio



We work with local communities and government agencies to develop and implement your vision. From focused planning and design efforts to full integration with your staff as consultant planners and designers, we will work with you to find the right fit. Our expert staff understands today's complex regulatory environment and is focused on helping you successfully navigate the process. Whether we are assisting your current staff or acting comprehensively as your team leader, we are your partners at each step on the path that leads to a successful project.

We make it our business to understand the public process, the current market climate and conditions, and the pressures you face.

With that solid market understanding as a foundation, we help shape the project approach, production and delivery processes to anticipate those needs. Our proactive approach means we can be as fully responsive and flexible while still meeting demanding project schedules and challenging budgets.

Memorable places don't just happen. We work with local communities and government agencies to develop their vision and provide the research and support to guide decision-making. Our planners, engineers and landscape architects work with these clients to develop the plans and ordinances to implement these goals and design infrastructure projects that make the vision a reality. We understand the regional planning and site development issues and we help our clients understand the market conditions to develop successful projects.

We build enduring relationships with our clients by taking responsibility for their success. These relationships are founded on communication and trust. Effective communication begins with an understanding of the audience and developing a means to clearly convey the message. Good communication leads to collaborative solutions. The process begins with shared information and common understanding and leads to relationships and trust, which then leads to shared ideas and sustainable solutions.

Lino Lakes 2040 Comprehensive Plan Update

Location Lino Lakes, MN

Client City of Lino Lakes

Date Completed 2020

In 2017 Landform was asked to lead the 2040 Comprehensive Plan Update for the City of Lino Lakes. Landform worked with City Staff, the City's consulting engineer, Council members, board members and community members to identify strengths, weakness, opportunities and obstacles that stand in the way of the community achieving their goals.

The direction from the Council was that no major changes were desired and the Council directed staff use the Planning & Zoning Board as the working group to develop the update. Landform held three outreach events and used the City newsletter, postcards, the City webpage and My Sidewalk to engage the community.

The Comprehensive Plan is the vision for development in Lino Lakes. It is a reflection of the community's social and economic values. These values are translated into the type of land use the City desires and programs regarding economic development, housing, parks, transportation and other key areas.

The resulting document is graphically robust, contains interactive links, and incorporates text updates that will shape the future of the City. The 2040 Comprehensive Plan was adopted by the City in 2020.

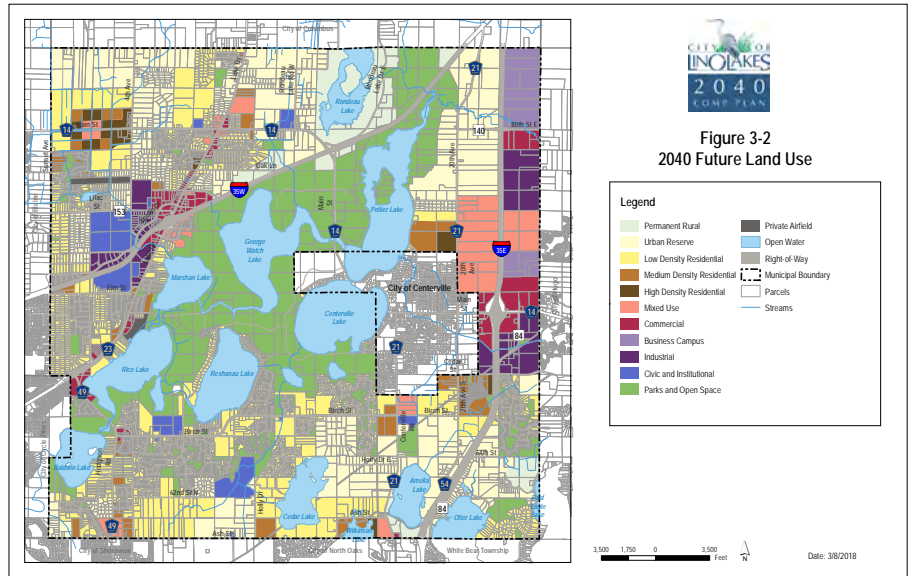


Figure 5.5 Average Travel Time to Work (Minutes)

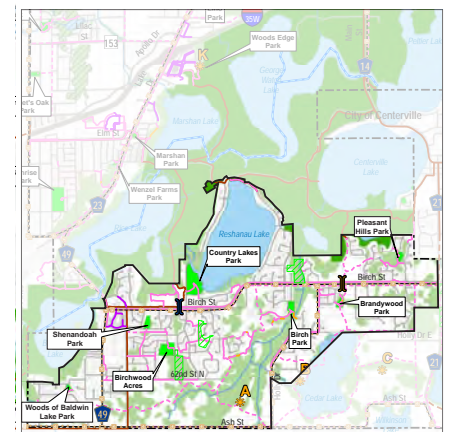
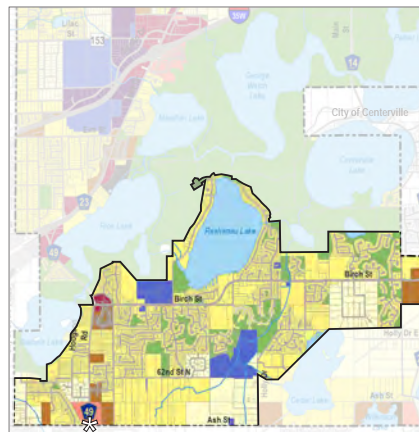
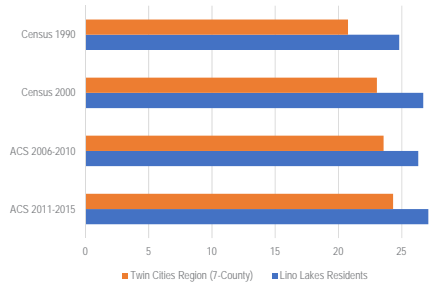
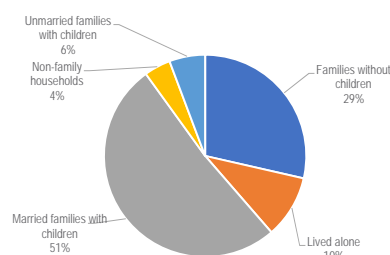


Figure 2-8. Lino Lakes Households 2000 Census



New Richmond Ordinance Update

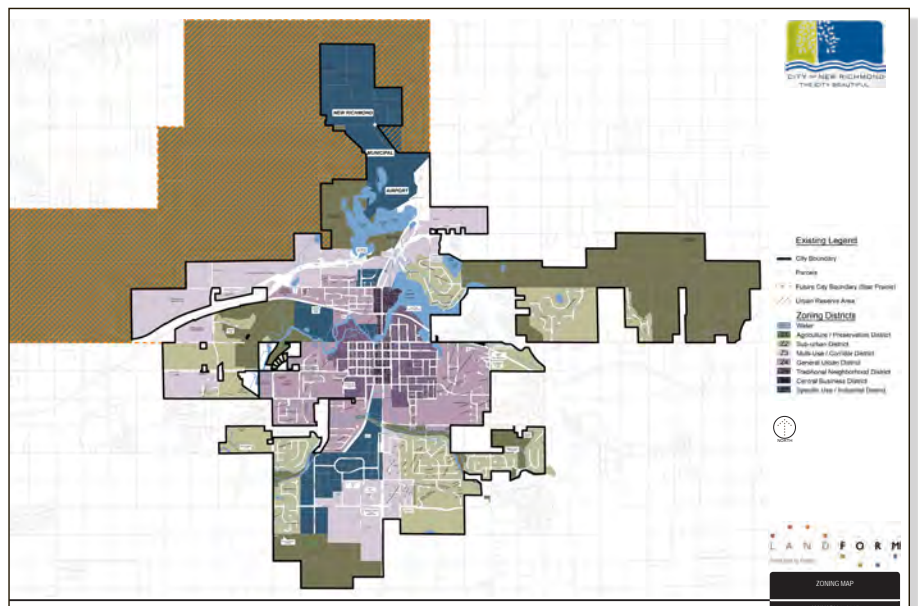
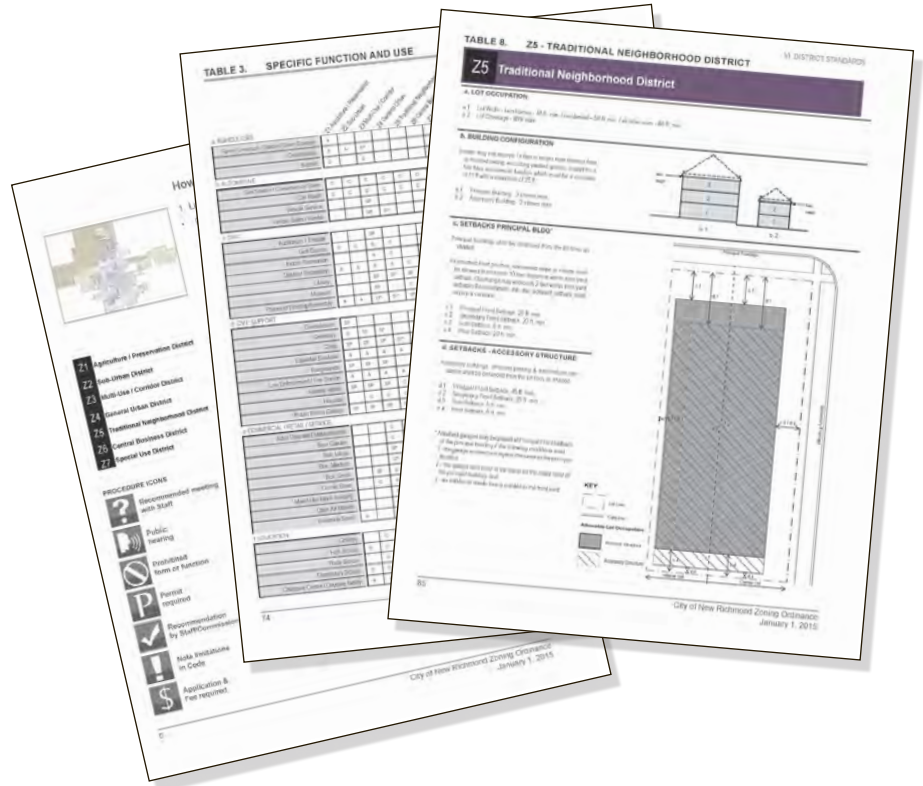
Location New Richmond, WI
Client City of New Richmond
Date Completed 2014

Landform was selected to help the City of New Richmond prepare new Zoning and Subdivision Ordinances. The City wanted to update these ordinances; make them easier to read, understand and implement. The City was interested in developing a form-based code. Landform worked with the community to develop a hybrid code that incorporates many form-based elements.

We used this opportunity to update the City ordinances to be consistent with recent State law changes, including how variances and non-conformities are addressed. Graphics, tables, and procedural icons were used wherever possible to convey the policy language in concise terms.

We also worked with the City to develop area master plans for the City's gateway corridors to provide direction to landowners and developers about the City's vision for these neighborhoods.

A subcommittee of key stakeholders met throughout the project advising the project team on ordinance content, and sharing project information with the larger community.



City of Big Lake Planning Services

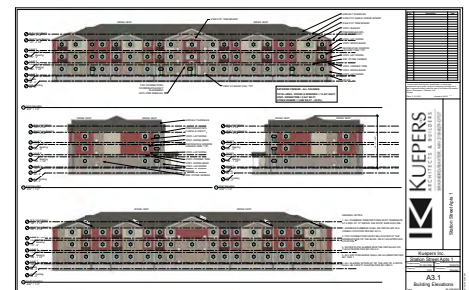
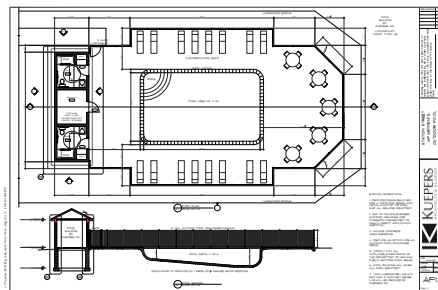
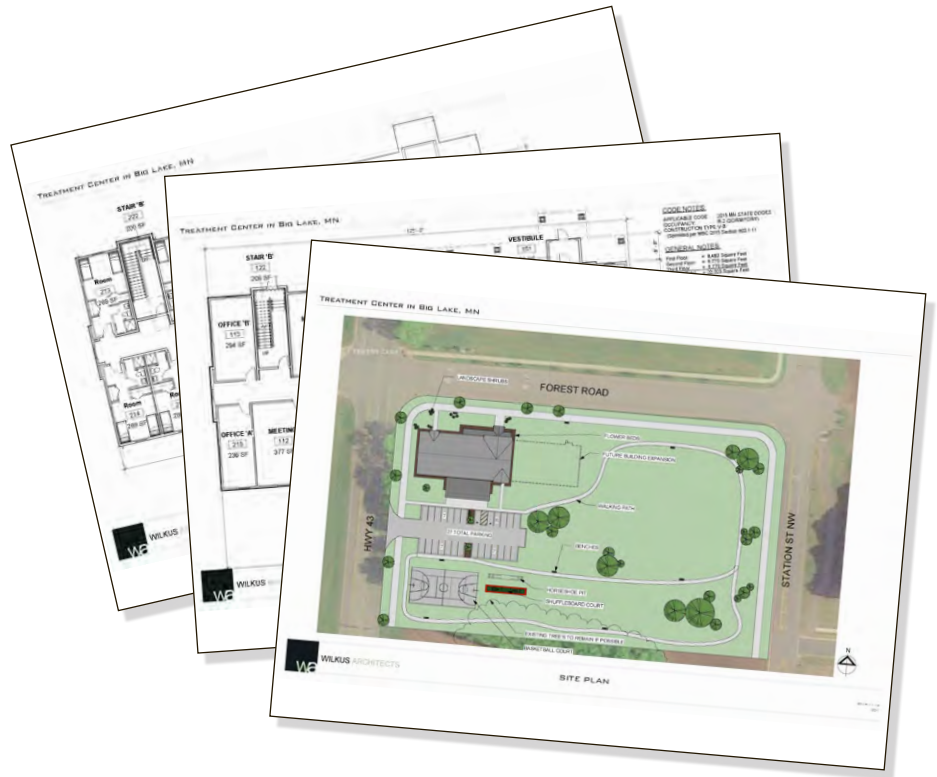
Location Big Lake, MN

Client City of Big Lake

Landform provides professional planning services to the City of Big Lake, including both on-site and as-needed planning support. This support includes development review, report preparation and zoning permit review. Our efforts ensure a timely review of applications and ensures that information is delivered to the Planning Commission and City Council in a manner sensitive to developer schedules and in compliance with statutory review deadlines.

The combination of office hours and remote support allows Landform to provide the City with the highest level of assistance required while accommodating the ebb and flow of planning and zoning applications. The planner assigned to the City of Big Lake also attends Planning Commission, City Council and other meetings as directed to present applications.

In addition to these planning services, Landform is contracted to provide code enforcement services as requested.



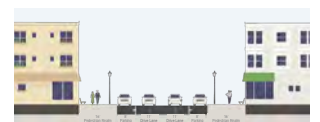
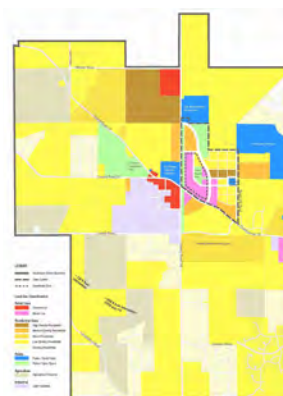
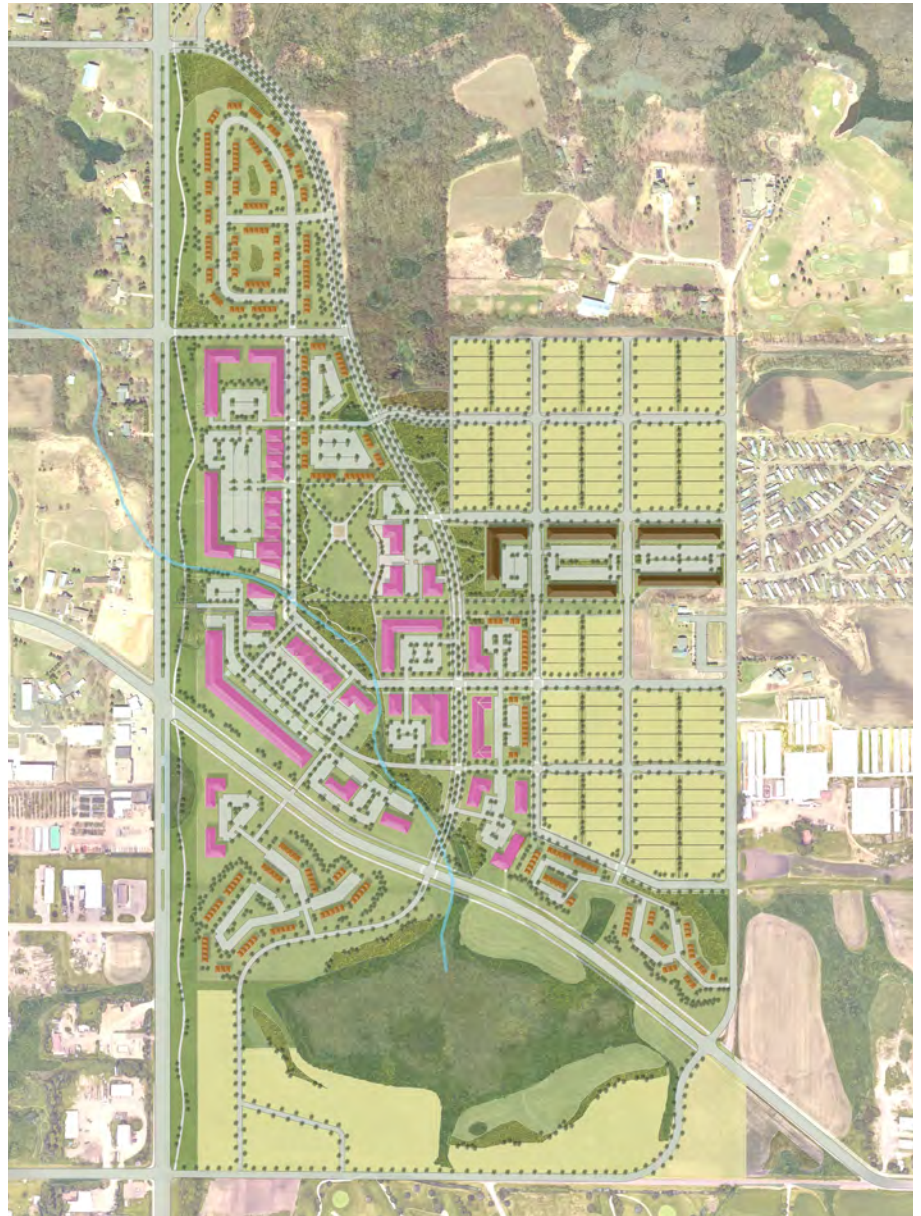
Southeast District Plan and Design Guidelines

Location Corcoran, MN
Client City of Corcoran
Date Completed 2019

The City updated the Southeast District Plan and Design Guidelines in response to the planned policy changes in the City's 2040 Comprehensive Plan. The most significant changes involved the planned future alignment of existing County Roads 10 and 50 in Corcoran.

As part of the update, the City reanalyzed the mix of uses in the Town Center and modified the plan to better reflect the City's vision for this area. Key changes included:

- A modification of the Town Center boundary based on the new street alignment
- A more defined village green as a priority in the Town Center
- A modified land use plan for the Town Center to respond to market conditions
- The addition of grade-separated pedestrian crossing alternatives
- Modifications to the street network plan
- A more refined stormwater management concept





Kendra Lindahl, AICP Principal

PROFILE

Ms. Lindahl leads the Planning & Urban Design Studio at Landform. Her experience with public and private sector clients spans more than 30 years. In that time, she has formed a solid sense of big-picture concepts and the details necessary for turning concepts into successful projects. She has also mastered creative, effective management skills in the increasingly complex approval process arena. Ms. Lindahl possesses a complete understanding of the municipal review and permitting process, allowing her to be a valuable addition to your development team.

EDUCATION

Master of Arts in Public Administration
Hamline University

Bachelor of Arts in Political Science
University of Minnesota - Morris

REGISTRATION / CERTIFICATION

American Institute of Certified
Planners (AICP)

AFFILIATIONS

American Planning Association

Minnesota Chapter of American
Planning Association

Sensible Land Use Coalition

Economic Development Association of
Minnesota

KEY PROJECTS

- Consulting Planner \ *Big Lake, MN*
- Consulting Planner \ *Corcoran, MN*
- Consulting Planner \ *Dayton, MN*
- Consulting Planner \ *Hugo, MN*
- Consulting Planner \ *Lino Lakes, MN*
- Consulting Planner \ *North Oaks, MN*
- 2040 Comprehensive Plan Update \ *Corcoran, MN*
- 2040 Comprehensive Plan \ *Hugo, MN*
- 2040 Comprehensive Plan \ *Lino Lakes, MN*
- Zoning, Subdivision and Sign Ordinance Updates \ *Big Lake, MN*
- Zoning Ordinance and Map Update \ *Lino Lakes, MN*
- Corcoran Northeast District Plan & Design Guidelines \ *Corcoran, MN*
- Comprehensive Housing Study & Needs Analysis \ *Sherburne County, MN*

AWARDS

Top Projects of 2015

Received for Webber Park Natural Swimming Pool \ Minneapolis, MN
Finance & Commerce

STRENGTHS

Kendra has completed one or more Gallup Strengths Workshops and these are her CliftonStrengths®:
Achiever®, Competition®, Consistency®, Harmony®, Responsibility®



Landform® and Site to Finish® are registered services marks of Landform Professional Services, LLC.

CLIFTON STRENGTHSFINDER®, Achiever®, Competition®, Consistency®, Harmony®, Responsibility® are registered service marks of Gallup, Inc.



Kevin Shay, AICP Associate, Planning Lead

PROFILE

Mr. Shay is a Planner for the Planning & Urban Design Studio. As a graduate from Minnesota State University with experience in Planning, Civil Engineering and GIS, he brings a unique perspective to the Planning & Urban Design Studio. His experience with Habitat for Humanity has created his passion for creating sites that are affordable, meaningful, and have a design unique to the stakeholder. He has a firm grasp of project management and is skilled at investigating sites and finding potential impacts to development. Mr. Shay is a committed hard-working individual with great attention to detail, who strives to deliver high-quality planning services.

EDUCATION

Bachelor of Science in Urban & Regional Studies
Minnesota State University - Mankato

REGISTRATION / CERTIFICATION

American Institute of Certified Planners (AICP)

AFFILIATIONS

American Planning Association

Minnesota Chapter of the American Planning Association

KEY PROJECTS

- Consulting Planner \ *Big Lake, MN*
- Consulting Planner \ *Clearwater, MN*
- Consulting Planner \ *Corcoran, MN*
- Consulting Planner \ *Dayton, MN*
- Consulting Planner \ *Vadnais Heights, MN*
- 2040 Comprehensive Plan Update \ *Corcoran, MN*
- 2040 Comprehensive Plan \ *Hugo, MN*
- 2040 Comprehensive Plan \ *Lino Lakes, MN*
- Zoning, Subdivision and Sign Ordinance Revisions \ *Big Lake, MN*
- Zoning Ordinance and Map Update \ *Lino Lakes, MN*
- Code Enforcement \ *Corcoran, MN*
- Corcoran Northeast District Plan & Design Guidelines \ *Corcoran, MN*
- Comprehensive Housing Study & Needs Analysis \ *Sherburne County, MN*
- Chisago County Housing Toolkit \ *Chisago County, MN*

STRENGTHS

Kevin has completed one or more Gallup Strengths Workshops and these are his CliftonStrengths®:

Adaptability®, Consistency®, Harmony®, Maximizer®, Relator®



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Zeke Peters Planner

PROFILE

Mr. Peters is an accomplished Urban Planner & Designer with a dual Master's degree in Planning and Public Administration from the University of Utah and has a proven track record in development-adjacent commercial real estate. Skilled leader with a strong work ethic, deeply passionate about fostering sustainable and livable communities. Expertise in local and state government administration, environmental policy and planning, and transportation design.

EDUCATION

Masters in City & Metro Planning
University of Utah

Bachelor of Arts in Political Science
Brigham Young University

EXPERIENCE

- Urban Planner \ *Township & Range Community Planning, Salt Lake City, UT*





Maryse Lemvi Planner

PROFILE

Ms. Lemvi is a highly motivated and results-oriented professional with a demonstrated ability to manage diverse responsibilities and excel in research, technology, presentation, and digital marketing software. Proven track record in identifying and overcoming obstacles to achieve project goals. Extensive experience working and mentoring within culturally diverse teams, fostering exceptional communication (written, oral, interpersonal), teamwork, and leadership skills. Skilled in data analysis and organization, leveraging these strengths to drive impactful digital marketing strategies. Aspiring to leverage these skills in a local government role, collaborating with stakeholders to develop sustainable regulations and plan the future of towns, cities and metropolitan regions.

EXPERIENCE

- Planning Field Intern \ *City of Minneapolis, MN* *
- Land Use Plan \ *City of Eagle Lake, MN* *
- Construction Inspector \ *Minnesota DOT*

EDUCATION

Master of Arts, Urban Planning
Minnesota State University, Mankato

Bachelor of Science, Construction Mgmt.
Minnesota State University, Mankato



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**Individual experience gained at prior association*



**Thank
You!**



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