

**AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
November 28th, 2016**

**HIAWATHA COUNCIL CHAMBERS
(101 Emmons Street-Upper Floor) – 5:30 P.M.**

1. Call to Order - Roll Call
2. Consider Approval of:
 - a. Agenda
 - b. Minutes of September 26, 2016
3. Business:
 - # a. Consider Resolution for recommendation to City Council to approve the Design Guidelines submitted by Brain Engineering for Blue Lagoon Storage located at 620 Robins Rd., Hiawatha, Iowa.
 - # b. Consider Resolution for recommendation to City Council to approve the 2036 Comprehensive Plan.
 - c. Consider Resolution to approve the 2017 Planning and Zoning Calendar.

Items that have to go on to City Council for final vote
• Items that Planning and Zoning Commission have final vote
* Items that have to go on to Board of Adjustment for final vote

HIAWATHA PLANNING AND ZONING COMMISSION
REGULAR MEETING
September 26, 2016

2B

The Hiawatha Planning and Zoning Commission met in a meeting on September 26, 2016. Board Member, Gilbert Lawrence called the meeting to order at 5:30 P.M. Members present: Kenny Jones, Mark Ross, Reta Saylor and Mark Powers. Members Absent: Tom Wille and Darryl Cheney. Staff present: Community Development Director, Pat Parsley and Assistant Building Official, Jim Fisher. Guests in Attendance: Denny Norton, Glen Misner and Mike Sattler.

Board Member, Kenny Jones moved to approve the Agenda. Second by Mark Powers. Motion carried.

Board Member, Reta Saylor moved to approve the meeting minutes of August 22, 2016. Second by Mark Powers. Motion carried.

Consider Resolution for recommendation to City Council to approve the Final Plat submitted by Northwood Development, LC for Heritage Green 12th Addition, Hiawatha, IA.

Gilbert Lawrence asked if there was anyone in attendance that would like to speak for the Final Plat.

Glen Misner addressed the Board. He explained the project and stated that he and Mike Sattler were there to answer any questions.

Reta Saylor referred to Patrick Parsley's memo and asked how many of the listed items were completed. Patrick Parsley explained that all six would be addressed in the Developers Agreement.

Kenny Jones asked how many lots there would be. Glen Misner stated there would be twenty-seven.

Jan Kavach asked how much water would be draining into the detention basin. There was some conversation regarding what the basin could handle and that it had been certified.

Jan Kavach then asked if there is a grate on the basin. It was explained that there is. Kenny Jones then asked who maintains the basin. Mike Sattler explained that they do right now but in the future; the association will take care of it. He also stated that if it needed to be cleaned out, he would get it done.

There was then some conversation about Lot 17 and the fact that it sits lower than the basin. The homeowner stated that they were concerned that the additional water will cause flooding into their home.

Kenny Jones asked Pat Parsley if the basin was deep enough to hold the extra water. Patrick Parsley referred back to Glen Misner and the engineered report. Glen Misner indicated that it was built per the design and it is certified.

Pat Parsley then reminded the Board that Lot 17 was a lot on a different plat and had no bearing on the plat at hand.

Mark Powers moved to approve the Final Plat submitted by Northwood Development, LC for Heritage Green 12th Addition, Hiawatha, IA. contingent on a signed Developers Agreement. Second by Reta Saylor.

AYES: KENNY JONES, GILBERT LAWRENCE, RETA SAYLOR, MARK ROSS AND MARK POWERS.

NAYS: NONE

ABSENT: TOM WILLE AND DARRYL CHENEY

Motion Carried
Resolution #16-012 Approved

Reta Saylor motioned to adjourn the meeting at 5:57 p.m. Second by Kenny Jones. Motion carried.


Gilbert Lawrence, Board Member

ATTEST:


Jennifer Goerg, Community Development Clerk

City of Hiawatha
Community Development Department
Building, Zoning, Code Enforcement & Development
101 Emmons St., Hiawatha Iowa, 52233-1697
PHONE (319) 294-2929 FAX (319) 393-1516

Purpose: Site Plan approval for Design Guidelines **Date:** 11/21/2016

To: Planning & Zoning Commission

Plan Name: Blue Lagoon Storage

Address: 620 Robins Road **Zone:** C-4

Number of Lots: 1

Reviewed by: Patrick Parsley, Community Development Director

Description: Construct two buildings in front of self storage units. Buildings to contain temperature controlled storage and flex space. This property is in the Design Guideline overlay for Robins Road. This controls landscaping and building materials visible from the street. There are changes to the original proposal therefore a new site plan review is required.

Report: The site plan has been reviewed by staff. The elements of a parking berm and landscaping along with building elevations comply with the Design Guidelines.
The site plan has been reviewed for all applicable code items and the following issues have yet to be addressed:

1. This review does not include exterior lighting. However exterior lighting plan submittal requirements are included on the plans.
2. A single connection to the water main for two buildings has been noted by the water department as long as the water line serves one parcel and the maintenance of the line to the main is the responsibility of the parcel owner.
3. A complying public sidewalk is detailed on the plans. Application for a deferral is being considered.
4. The detention basin required for this development has not been certified within the last three years. Re-certification of the detention basin is noted on the plans.

Recommendation: Staff supports a recommendation to approve this site plan as it relates to the design guidelines only.

November 21, 2016

Honorable Mayor and City Council
101 Emmons Street
Hiawatha, IA 52233

RE: Sidewalk deferral for 620 Robins Road – Blue Lagoon Site Plan

Dear Honorable Mayor and City Council:

On behalf of George May, I respectfully request a deferral of sidewalk along Robins Road adjacent to this property. There are currently no sidewalks to the north or south of the site. Sidewalk will be installed once sidewalks are extended to this site. The existing driveway to the site will be removed and replaced to accommodate sidewalk along Robins Road at the time of sidewalk installation.

Your consideration in this matter is greatly appreciated. Please contact me with any comments or concerns regarding this request.

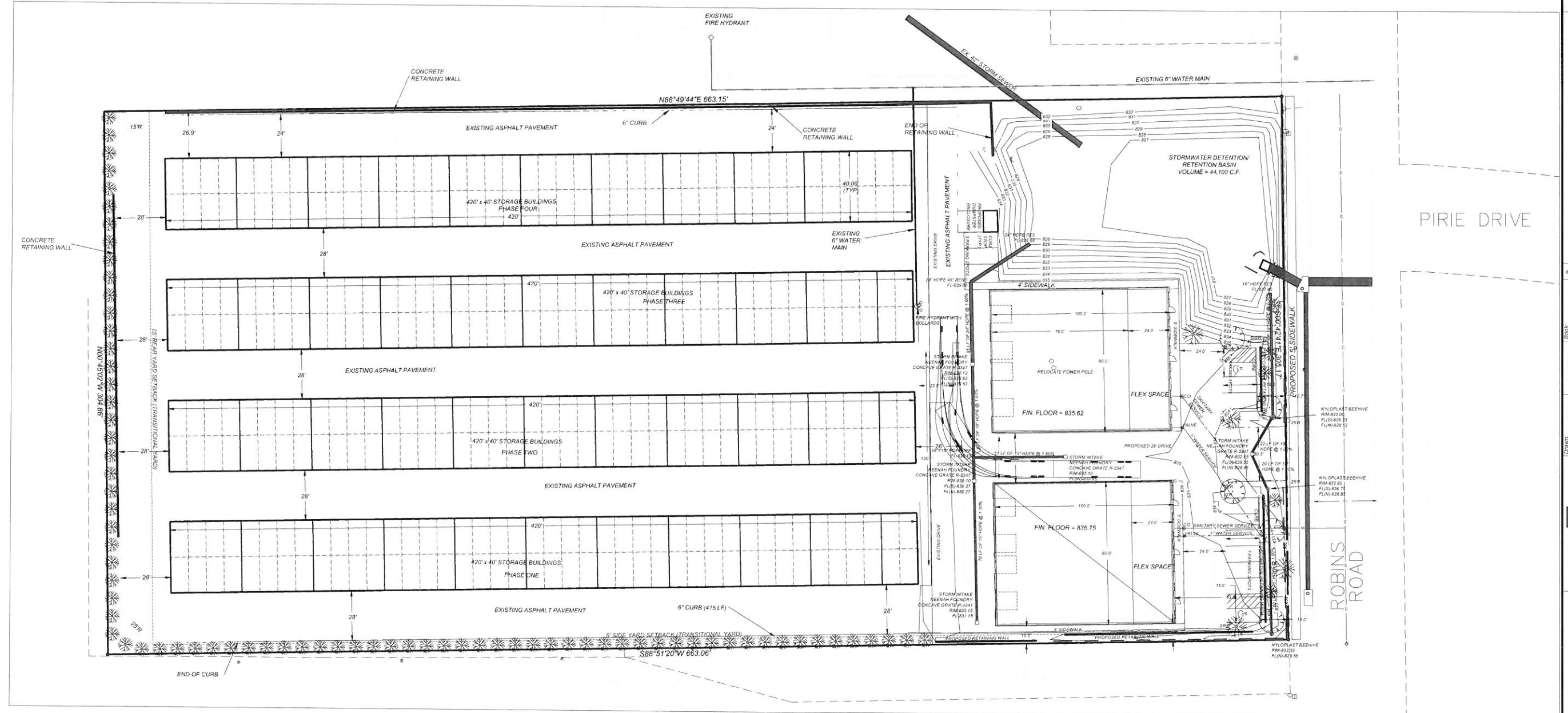
Sincerely,
BRAIN ENGINEERING, INC.



Douglas F. Brain, P.E.

3A4

SITE PLAN
BLUE LAGOON STORAGE



- NOTES:
1. REGULAR PARKING SPACES ARE 9'x19'
 2. ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF.
 3. THERE WILL NOT BE OUTDOOR STORAGE.
 4. LANDSCAPING AND SCREENING WILL BE PROVIDED PER SUBSECTION 32.05.030.A.
 5. ALL LIGHT FIXTURES WILL SHIELD DIRECT LIGHT FROM PUBLIC RIGHT-OF-WAY AND NEIGHBORING PROPERTIES. OWNER WILL PROVIDE LIGHTING PLAN WITH FULL CUT OFF.
 6. THE SITE IS NOT LOCATED IN A 100-YEAR FLOOD WAY OR FLOOD ZONE.
 7. WATER AND SEWER SERVICES WILL TAP INTO EXISTING SERVICES.
 8. SITE PLAN IS DESIGN TO CEDAR RAPIDS METRO STANDARD SPECIFICATIONS.
 9. PROPOSED 5' SIDEWALK IN RIGHT-OF-WAY WILL GO THROUGH DEFERRAL PROCESS.
 10. THE DRIVEWAY WILL BE REMOVED AND REPLACED TO ACCOMMODATE A FUTURE SIDEWALK ALONG ROBINS ROAD AT THE TIME THE PROPOSED 5' SIDEWALK IS CONSTRUCTED.
 11. THE DETENTION POND WILL BE CLEANED OUT AND GRADED TO MEET THE 44,100 CUBIC FEET OF STORAGE REQUIRED FOR THE PROPOSED HARD SURFACING.
 12. ALL PROPOSED PAVING IS 6" P.C. WITH A 6" GRANULAR SUBBASE.

USE: ONE-STORY MULTI-STORAGE UNITS AND WAREHOUSE, WHOLESALE, AND DISTRIBUTION

PARKING: REQUIRED (WAREHOUSE) 1/2 EMPLOYEES

TOTAL REQUIRED: WAREHOUSE = 3 (6 EMPLOYEES ASSUMED) TOTAL = 35 SPACES
TOTAL PROVIDED = 14 SPACES (SPACES ARE 9'x19')

LOT AREA 202,249 SQ. FEET - 4.64 ACRES
ADDRESS 620 ROBINS ROAD, HIAWATHA, IOWA
EXISTING ZONING: C-4, CENTRAL SERVICE DISTRICT

PROPOSED TWO 80'x100' FLEX SPACE AND CLIMATE CONTROLLED STORAGE. EACH BUILDING HAS 1,920 SQ. FT. OF FLEX SPACE AND 6,080 SQ. FT. OF CLIMATE CONTROLLED STORAGE

EXISTING 67,200 SQ. FEET = 33.2%
PROPOSED 83,200 SQ. FEET = 41.1%

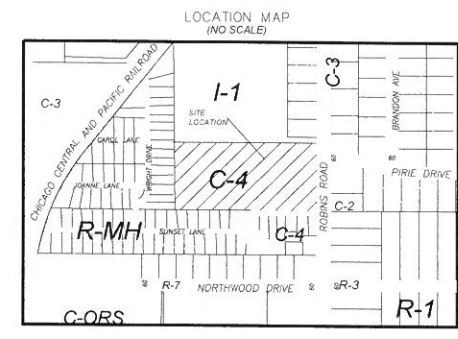
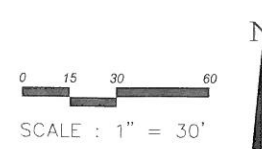
TOTAL HARD SURFACE AREA:
EXISTING 146,100 SQ. FEET = 72.2%
PROPOSED 171,762 SQ. FEET = 84.9%

OPEN AREA:
EXISTING 56,149 SQ. FEET = 27.8%
PROPOSED 30,467 SQ. FEET = 15.1%

HANDICAP PARKING:
REQUIRED = 2 SPACES
PROVIDED = 2 SPACES

YARD REQUIREMENTS:
FRONT YARD NONE
INTERIOR SIDE YARD NONE
REAR YARD NONE
TRANSITIONAL YARDS, REAR = 25 FEET
SIDE = 5 FEET

TREES REQUIRED:
LANDSCAPING (TREES, SHRUBS, PLANTS, GRASS):
202,249 SQ. FT. x 10% = 20,225 SQ. FEET REQUIRED
TREES (SHADE):
20,225 SQ. FT. x 33% = 6,675 (1 TREE/200 SQ. FT.) = 34 TREES

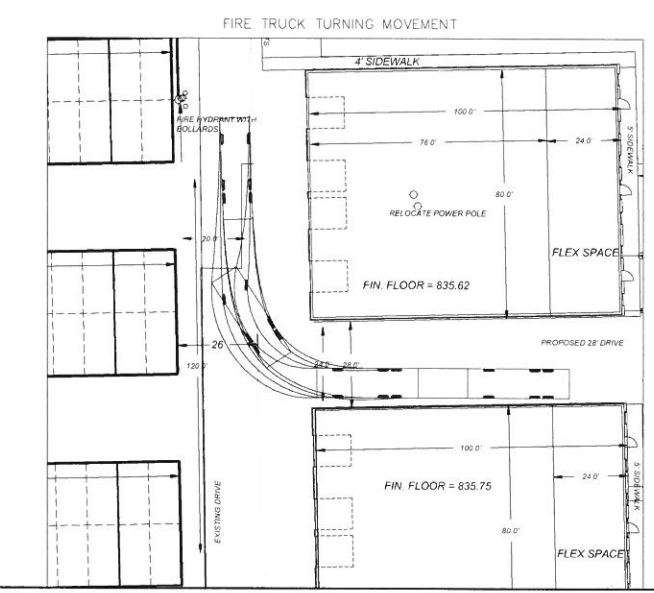


LEGAL DESCRIPTION:
SOUTH 305.25 FEET, EAST 696.1 FEET OF THE SW 1/4, NE 1/4 SECTION 33-T84N-R7W

OWNER/PETITIONER:
GEORGE MAY
288 BLAIRS FERRY ROAD NE
CEDAR RAPIDS, IOWA 52402
319-241-9585

SURVEYOR:
BRAIN ENGINEERING, INC.
1540 MIDLAND COURT NE
CEDAR RAPIDS, IOWA 52402
319-294-9424

ENGINEER:
DOUG BRAIN
BRAIN ENGINEERING, INC.
1540 MIDLAND COURT NE
CEDAR RAPIDS, IOWA 52402
319-294-9424
DOUGB@BRAIN-ENG.COM

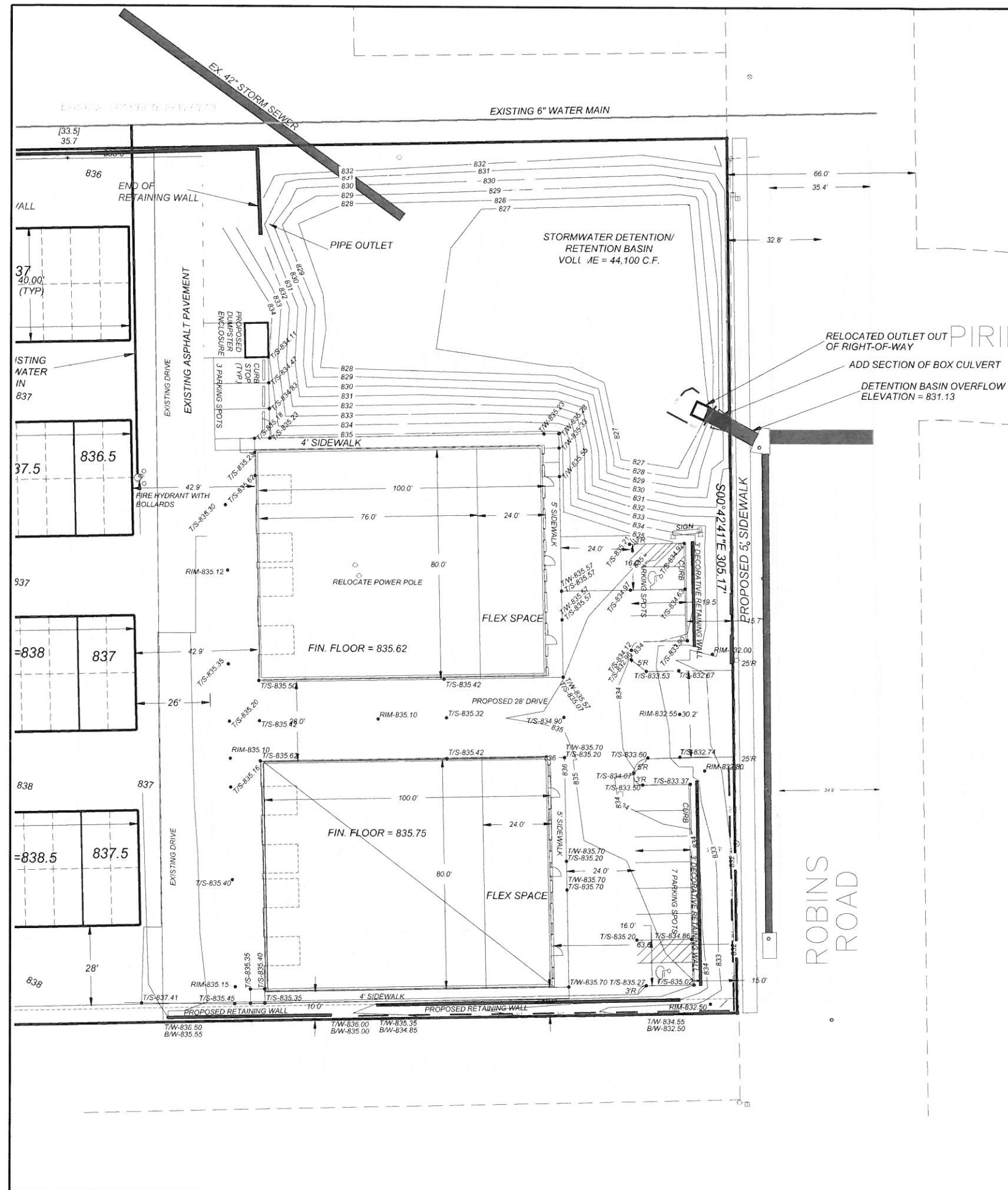


I hereby certify that this engineering document was performed by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signed: Douglas F. Brain
Date: 11-21-16
My License Renewal Date is December 31, 2016
License Number 20267
Pages or sheets covered by this seal: 2

Book	343	Sheet	1 of 30
Drawn	DFB	Checked	
Reviewed		Approved	
Scale	1" = 30'	Revision	
Date		Revision	

X:\Shared Company\Proj\275016-10\Map Site Plan\UPDATED\CONTROLS.dwg, 11/21/2016 8:23:31 PM DWG To PDF job

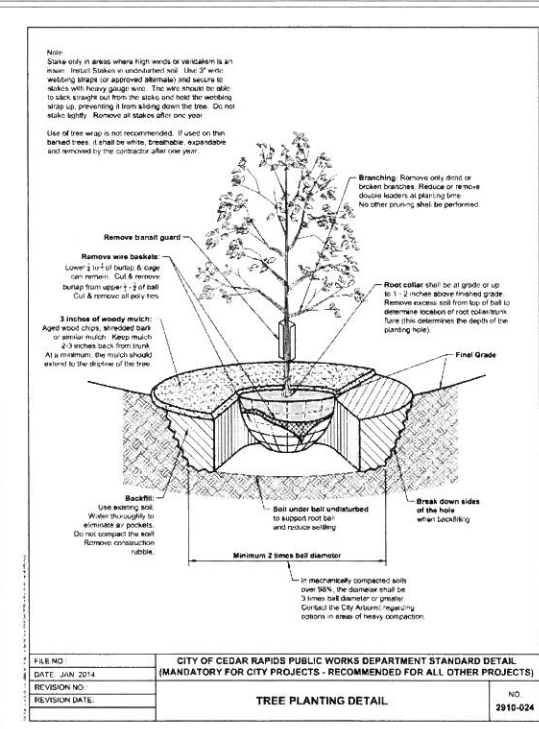
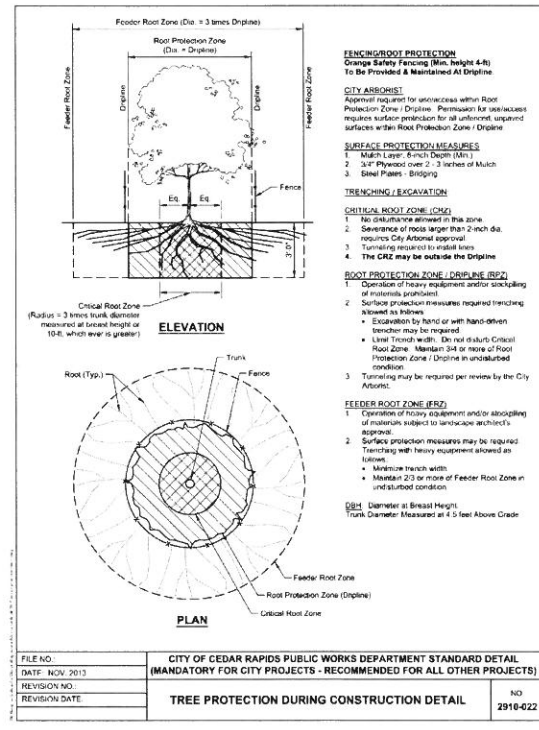
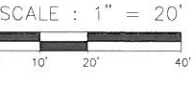


GRADING NOTES:

- 1. STRIP EXISTING VEGETATION WITHIN THE GRADING LIMITS AND AREAS TO RECEIVE FILL. STOCKPILE ON-SITE FOR REUSE IF SUITABLE.
- 2. PROOF ROLL ALL FILL AREAS TO IDENTIFY SOFT OR DISTURBED AREAS IN THE SUBGRADE. ALL UNSUITABLE MATERIAL IDENTIFIED SHALL BE REMOVED AND RECOMPACTED. PROOF ROLL WITH 25 TON MINIMUM GROSS VEHICLE WEIGHT.
- 3. REMOVE AND RECOMPACT AREAS OF SUBGRADE WHICH ARE SOFT OR UNSTABLE TO MEET SPECIFIED LIMITS FOR DENSITY AND MOISTURE CONTENT.
- 4. SCARIFY EXISTING SUBGRADE TO DEPTH OF 12 INCHES AND RECOMPACT TO 95% STANDARD PROCTOR DENSITY (ASTM D698) PRIOR TO PLACEMENT OF FILL.
- 5. DO NOT PLACE, SPREAD, OR COMPACT ANY FILL MATERIAL DURING UNFAVORABLE WEATHER CONDITIONS AND DO NOT RESUME COMPACTION OPERATIONS UNTIL MOISTURE CONTENT AND DENSITY OF IN-PLACE MATERIAL ARE WITHIN SPECIFIED LIMITS.
- 6. PLACE FILL MATERIAL IN MAXIMUM 9" LIFTS.
- 7. FILLS PLACED BELOW LAWN AREAS SHALL BE COMPACTED TO 90% OF MATERIALS MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698).
- 8. SCARIFY SUBGRADE TO DEPTH OF 3 INCHES WHERE TOPSOIL IS SCHEDULED. SCARIFY AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS COMPACTED SUBSOIL.
- 9. FILL MATERIAL OBTAINED FROM OFF-SITE SOURCES SHALL BE SOIL OR SOIL AND ROCK MIXTURE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES. IT SHALL CONTAIN NO ROCKS OR LUMPS OF 6 INCHES IN GREATEST DIMENSION AND NOT MORE THAN 15% OF THE ROCKS OR LUMPS SHALL BE LARGER THAN 2-1/2 INCHES IN GREATEST DIMENSION.
- 10. SCARIFY AND RECOMPACT THE TOP 9" OF SUBGRADE IN ALL CUT AREAS AFTER ROUGH GRADING IS COMPLETED. COMPACT THE ENTIRE PAVING AND BUILDING SUBGRADE TO 95% STANDARD PROCTOR DRY DENSITY TO WITHIN 1.0" OF FINAL SUBGRADE. THE FINAL 1.0" OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
- 11. IN AREAS TO RECEIVE ADDITIONAL FILL OVER EXISTING FILL MATERIALS, REMOVE TOP 12" OF MATERIAL AND SCARIFY AND RECOMPACT THE NEXT 9" OF RESULTING SUBGRADE. COMPACT RESULTING SUBGRADE TO 95% STANDARD PROCTOR DRY DENSITY. SUBSEQUENT FILL TO BE COMPACTED TO 95% STANDARD PROCTOR DRY DENSITY TO WITHIN 1.0" OF FINAL SUBGRADE. THE FINAL 1.0" OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
- 12. FILL PLACED WITHIN THE BUILDING AREA AND IN AREAS TO BE PAVED SHOULD CONSIST OF APPROVED MATERIALS WHICH ARE FREE OF ORGANIC MATTER AND DEBRIS. THE FILL SHOULD BE PLACED AND COMPACTED IN LIFTS OF 9 INCHES OR LESS IN LOOSE THICKNESS.
- 13. FINISH CONTOURS SHOWN ARE TOP OF PAVEMENT OR TO TOP OF TOPSOIL.
- 14. NO ROCK EXCAVATION IS ANTICIPATED ON THIS PROJECT. SHOULD ROCK BE ENCOUNTERED DURING CONSTRUCTION, NOTIFY THE OWNERS REPRESENTATIVE.

EROSION CONTROL NOTES:

- 1. THE CONTRACTOR SHALL PROVIDE TEMPORARY EROSION CONTROL, SEDIMENT AND DUST CONTROL, IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROJECT'S STORMWATER POLLUTION PREVENTION PLAN AND THE CEDAR RAPIDS METROPOLITAN AREA STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION.
- 2. THE CONTRACTOR SHALL INCORPORATE ALL EROSION CONTROL FEATURES INTO THE PROJECT PRIOR TO DISTURBING THE SOIL.
- 3. THE CONTRACTOR SHALL COMPLY WITH THE SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE AND LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT AGAINST EROSION AND DUST POLLUTION ON THIS SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING CONSTRUCTION OR AS A RESULT OF CONSTRUCTION.
- 5. THE CONTRACTOR SHALL PROTECT ADJOINING PROPERTY INCLUDING PUBLIC UTILITIES, SANITARY SEWER, STORM DRAINAGE SYSTEMS, AND STREETS FROM ANY DAMAGE RESULTING FROM EARTH MOVING ACTIVITIES OR OTHER DEBRIS FROM PROJECT SITE. REPAIR DAMAGE IMMEDIATELY AT NO ADDITIONAL COST.
- 6. THE CONTRACTOR SHALL PREVENT ACCUMULATION OF EARTH, SILTATION, OR DEBRIS ON ADJOINING PUBLIC OR PRIVATE PROPERTY FROM THE PROJECT SITE. REMOVE ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR PREVENTION.
- 7. THE CONTRACTOR SHALL PROVIDE TEMPORARY AND/OR PERMANENT SEEDING OF AREAS UPON COMPLETION OF GRADING AS SOON AS PRACTICAL. FINAL STABILIZATION MEANS ALL SOIL DISTURBING ACTIVITIES ARE COMPLETE AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% FOR THE AREA HAS BEEN ESTABLISHED OR AN EQUIVALENT STABILIZATION MEASURE.
- 8. IF CONSTRUCTION ACTIVITIES ARE NOT PLANNED TO OCCUR IN A DISTURBED AREA FOR AT LEAST 21 DAYS THE AREA SHALL BE STABILIZED BY TEMPORARY EROSION CONTROLS WITHIN 14 DAYS OF CEASING CONSTRUCTION ACTIVITIES.
- 9. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEANING OF SILT CONTROL DEVICES SHALL BEGIN WHEN THE FEATURES HAVE LOST 30% OF THEIR CAPACITY.
- 10. SILT FENCE SHALL BE INSTALLED AROUND ALL STOCKPILED TOPSOIL.
- 11. MAT SLOPES OF POND BANKS THAT HAVE A 3:1 SLOPE OR ALONG SOUTH PAVEMENT EDGE.
- 12. SEED POND SLOPES AFTER TURF MATTING IS PLACED.



Drawn	DFB	Check	DFB	Revised	
343		10/31/16		NO	
CITY OF CEDAR RAPIDS PUBLIC WORKS DEPARTMENT STANDARD DETAIL (MANDATORY FOR CITY PROJECTS - RECOMMENDED FOR ALL OTHER PROJECTS)				NO	
TREE PROTECTION DURING CONSTRUCTION DETAIL				NO	
				2910-022	

Drawn	DFB	Check	DFB	Revised	
343		10/31/16		NO	
CITY OF CEDAR RAPIDS PUBLIC WORKS DEPARTMENT STANDARD DETAIL (MANDATORY FOR CITY PROJECTS - RECOMMENDED FOR ALL OTHER PROJECTS)				NO	
TREE PLANTING DETAIL				NO	
				2910-024	

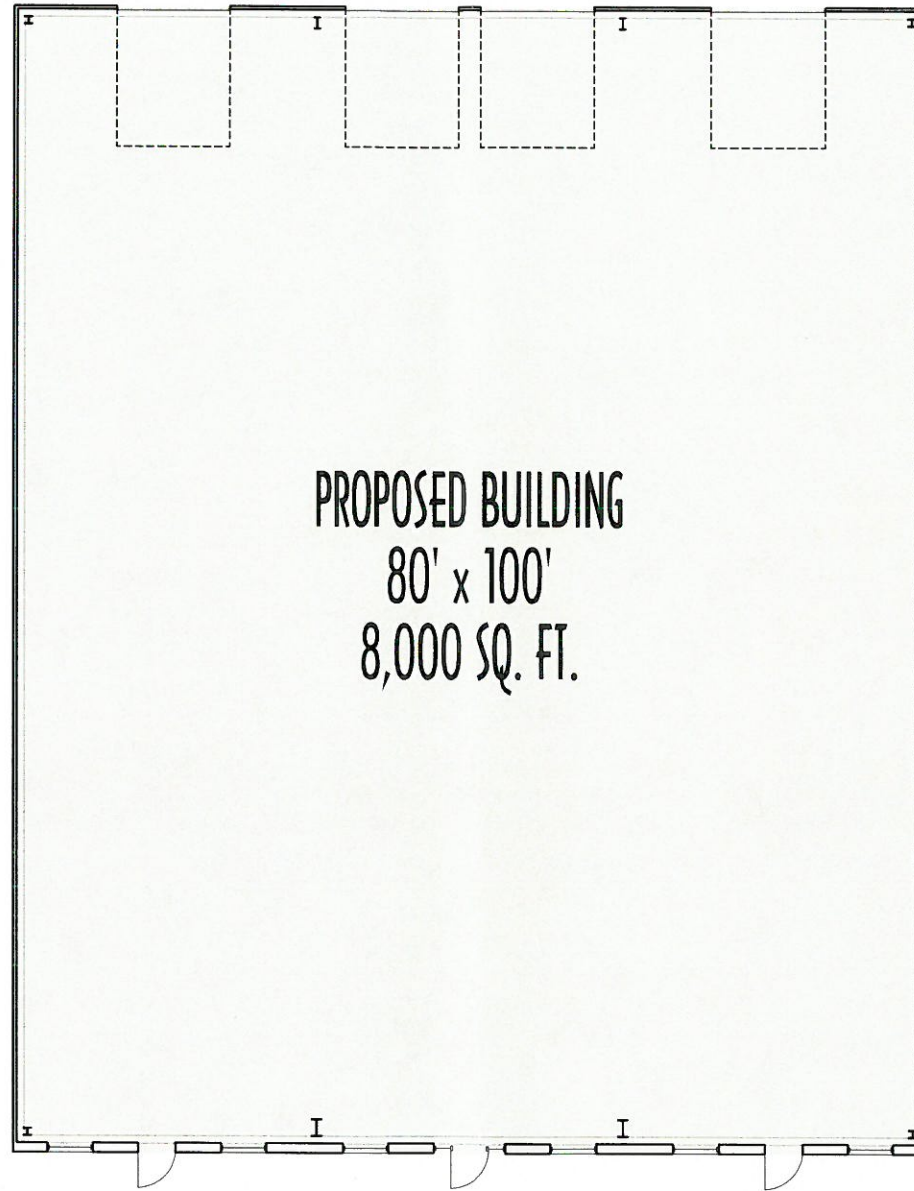
Drawn	DFB	Check	DFB	Revised	
343		10/31/16		NO	
CITY OF CEDAR RAPIDS PUBLIC WORKS DEPARTMENT STANDARD DETAIL (MANDATORY FOR CITY PROJECTS - RECOMMENDED FOR ALL OTHER PROJECTS)				NO	
SHRUB PLANTING DETAIL				NO	
				2910-024	

Blue Lagoon Self Storage

520 Robins Roads, Hiawatha, IA

11.4.16

ZAL



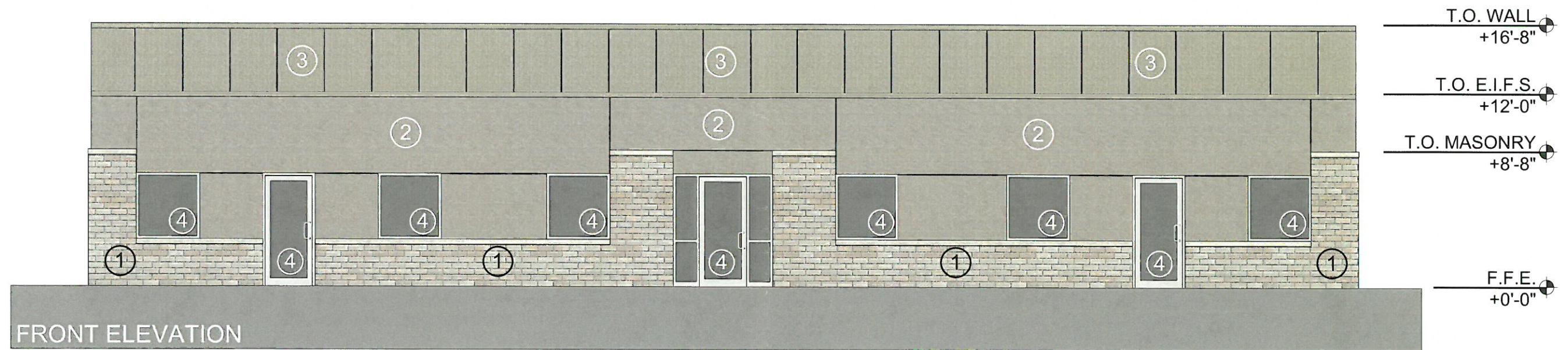
PROPOSED BUILDING
80' x 100'
8,000 SQ. FT.

FLOOR PLAN

Scale: 3/32" = 1'-0"

Blue Lagoon Self Storage

520 Robins Roads, Hiawatha, IA
11.4.16

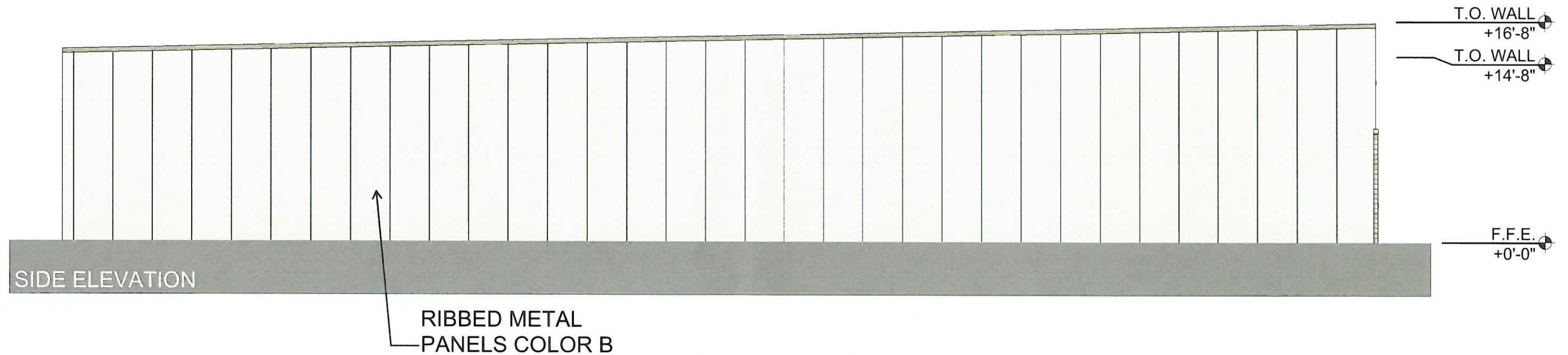


- ① UTILITY BRICK W/ MASONRY BANDS - 23% AREA
- ② E.I.F.S - COLOR A - 37% AREA
- ③ TEXTURE COAT FOAM CORE METAL PANELS - COLOR A - 27% AREA
- ④ DOORS/WINDOWS - CLEAR ANODIZED ALUMINUM - 13% AREA

Blue Lagoon Self Storage

520 Robins Roads, Hiawatha, IA

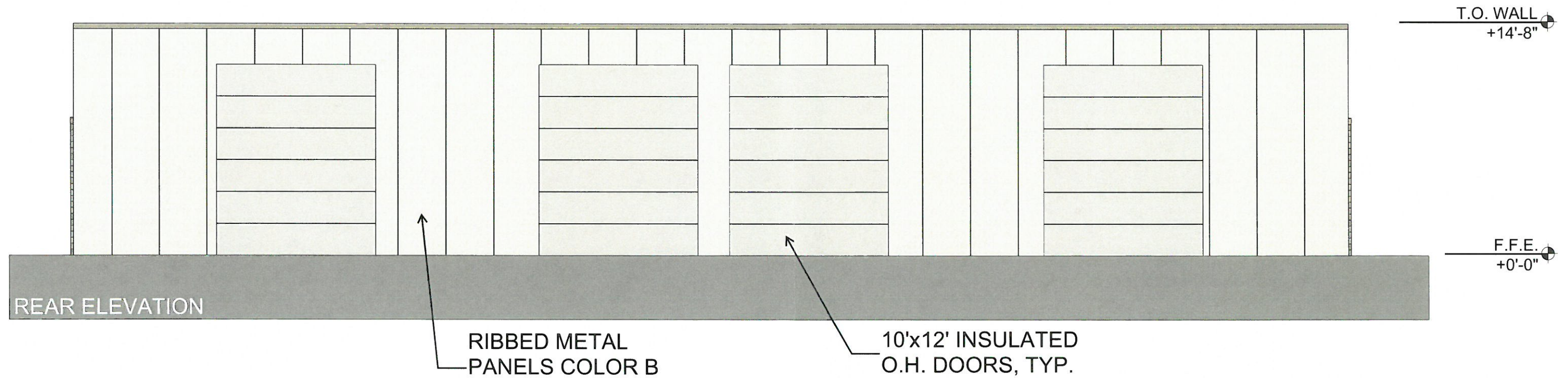
11.4.16



Blue Lagoon Self Storage

520 Robins Roads, Hiawatha, IA

11.4.16



Memorandum

To: Planning & Zoning Commission
From: Patrick Parsley
Cc: Kim Downs
John Bender
Date: November 1st, 2016
Re: Comprehensive Plan Summary

Summary:

The previous Comprehensive Plan for Hiawatha was written in 2010. Since that time the City has experienced significant growth, annexed more land and established the Center Point Road zoning districts. These changes have made it imperative for us to re-evaluate our goals and strategies, and clarify our vision for community development.

The planning and visioning process included five project-team meetings and four public meetings. The public meetings include the hearings before the P&Z Commission and the City Council. Additional input was received through an on-line survey and a mapping tool in which citizens contributed concerns and ideas regarding the future of Hiawatha. One public meeting had about 50 people in attendance and the on-line mapping tool had over 200 participatory hits. The vision statement developed through this process encapsulates the unique role of Hiawatha in the Northeast Iowa corridor:

We are the Creative Corridor's most welcoming community to live, work and experience. Residents and visitors love our small town feel, walkable neighborhoods and the unique restaurants and shops in our vibrant Village Center.

Public input and statistical analysis indicates Hiawatha has immense growth potential and faces some very important issues moving forward. Statistics indicate we only have about 50% of the required owner occupied and rental housing units needed for our residents with incomes from \$25K to \$50k. This group of people includes young professionals desiring to get established in our area. Hiawatha is projected to need an additional 50% increase in overall housing stock in the next 20 years. This is about 1,600 units. Without adequate available housing our labor market may be adversely affected limiting the potential growth of our commercial and retail segments.

Another major issue faced by our community is traffic and transportation challenges. This issue ranked as a high priority in all our surveys. Though it is an asset to have an interstate highway within our

November 23, 2016

community we are not able to take full advantage due to limited access points. An additional interchange at Tower Terrace Road, a redesigned interchange at Boyson Road and the new intersection at North Center Point Road / Emmons /Robins Road should serve to relieve the traffic pressure on workers and residents of Hiawatha.

The Citizens of Hiawatha feel it is very important to manage growth through a balanced land use plan for commercial and residential uses. Our surveys noted the desire for additional outdoor and public amenities along with the development of commercial retail centers and restaurants. The concept of the village centers ranked high in providing ready access to these services. The village center concept includes developing high density multi-family units in and around centers of commerce. This describes our Center Point Road zoning objectives.

The significant opportunities reflected in this Plan include meeting updated housing needs, designing transportation strategies, designating zoning potential for an extended area around Hiawatha and a strategic goals format for monitoring our progress towards the 2036 vision. The new statistical information along with our vision gives us the necessary guidance and rationale for moving forward with our strategic goals.

With this plan city staff, elected and appointed officials will be able to make appropriate decisions regarding land use and development, enhancements of our City amenities such as parks, trails and public services. The plan will guide and coordinate our efforts to update our Unified Development Ordinance and strategic plan. Knowing we desire to be a growing community with a "small town feel" and that we are an integral part of the larger "corridor community" will serve to keep our perspective focused on the present and future needs of our residences with a plan to accomplish that vision.

Recommendation:

Community Development supports a recommendation to City Council for the approval of the 2036 Comprehensive Plan.

3C

Planning and Zoning Meeting Schedule 2017

All Meetings are 5:30PM

Submittal deadline 12:00PM four weeks before meeting	Planning & Zoning Meeting Date
Monday, December 26, 2016	Monday, January 23, 2017
Monday, January 30, 2017	Monday, February 27, 2017
Monday, February 27, 2017	Monday, March 27, 2017
Monday, March 27, 2017	Monday, April 24, 2017
Monday, April 24, 2017	Monday, May 22, 2017
Monday, May 29, 2017	Monday, June 26, 2017
Monday, June 26, 2017	Monday, July 24, 2017
Monday, July 31, 2017	Monday, August 28, 2017
Monday, August 28, 2017	Monday, September 25, 2017
Monday, September 25, 2017	Monday, October 23, 2017
Monday, October 30, 2017	Monday, November 27, 2017
*Monday, November 20, 2017	*Monday, December 18, 2017

* Moved to the third Monday for Christmas