

MINUTES
BEDFORD TOWNSHIP PLANNING COMMISSION
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
JUNE 26, 2019

PRESENT:

MATTHEW ANGERER, CHAIR
DENNIS JENKINS, VICE-CHAIR
NANCY TIENVIERI, TOWNSHIP BOARD LIAISON
DAN STEFFEN, SECRETARY
TOM ZDYBEK
RON FRITZ
JOE GARVERICK

EXCUSED:

NONE

ABSENT:

NONE

ALSO PRESENT:

PHIL GOLDSMITH, LENNARD, GRAHAM & GOLDSMITH, LEGAL COUNSEL
JODIE L. RECTOR, PLANNING AND ZONING, ASSISTANT, RECORDING SECRETARY

Angerer called the Bedford Township Planning Commission meeting to order at 7:03 p.m. The Pledge of Allegiance was said. Steffen called the roll. Quorum present.

APPROVAL OF THE AGENDA

Motion by Jenkins, supported by Tienvieri, to approve the agenda. Motion carried.

APPROVAL OF THE MINUTES OF MAY 22, 2019

Motion by Steffen, supported by Tienvieri, to approve the minutes of May 22, 2019. Motion carried.

PUBLIC COMMENT (LIMIT 3 MINUTES)

None

NEW BUSINESS

Motion by Steffen, supported by Tienvieri, to open the public hearing at 7:08 p.m. Motion carried.

- A) OPEN THE PUBLIC HEARING REGARDING THE REQUEST OF KIMBERLY J. SPICE FOR A REZONING OF PARCEL NUMBERS 5802-014-030-00 AND 5802-014-032-10, FROM AG, AGRICULTURAL ZONING DISTRICT, TO R-2A, ONE-FAMILY RESIDENTIAL ZONING DISTRICT, LOCATED ON THE SOUTH SIDE OF ERIE ROAD AND NORTH OF THE ANN ARBOR RAIL ROAD, OTHERWISE KNOWN AS 9696 LEWIS AVENUE**

**AND A VACANT PARCEL TO THE EAST IMMEDIATELY ADJACENT,
WHICH IS LOCATED ON LANCE DRIVE, TEMPERANCE, MI 48182**

Rector reviewed the request stating the applicant is requesting to rezone and combine two parcels. One parcel has frontage on Lewis Avenue and the other is a landlock parcel located on Lance Drive. The subject parcel on Lewis Avenue, which has an existing home, consists of approximately 2.41 +/- acres with 313 feet of frontage on Lewis Avenue. Rector said the second parcel located on Lance Drive is landlocked with no frontage on Lance with .884 acres. Rector stated both subject parcels are currently zoned AG, Agricultural. The site is served by sanitary sewer and there has been discussion of a waterline extension on Lewis Avenue. The applicant sought a variance to create three non-conforming parcels from the BZA on June 3, 2019, which was denied and the Board of Zoning Appeals recommended the applicant resubmit as a rezoning request. The surrounding zonings are:

NORTH: AG, Agricultural
C-3, General Business

WEST: C-3, General Business
R-2A, Single Family Residential (Giant Oak Golf Course)

SOUTH: AG, Agricultural

EAST: AG, Agricultural
R-2A, One-Family Residential (Belcrest Manor subdivision (Pamela Drive) - does not abut proposed rezoning area)

Rector advised the Master Plan adopted on October 28, 2015 designates this area as Secondary Agricultural/Rural Residential, with the intent to preserve rural character and provide transition between more intense agricultural uses and the urbanized areas of the Township, such as small farms, hobby farms, and rural single-family residential development with rural character and open spaces developed at a density of 1 dwelling unit per 2.5 acres. Rector advised it should be noted that a zoning district to accommodate the intended Master Plan designation has not yet been drafted; however, research is being conducted in preparation of a drafted ordinance for presentation for discussion with the Planning Commission and Township Board. Rector stated once direction has been given by the Planning Commission and the Township Board to move forward with the ordinance amendment, the ordinance will be put in final format and the public hearing will be scheduled as the first step of the approval process.

Rector stated the Planning Department requested a review of the rezoning request be conducted by Lucie Fortin of The Mannik & Smith Group and Planner for Bedford Township. Ms. Fortin prepared an overall review of the subject area stating, while the Agricultural district allows single-family residential uses, it requires greater lot sizes and widths than can be accommodated on these properties. A residential rezoning is more appropriate than seeking variances. Ms. Fortin continues to say the least intense district, R-1, would be more appropriate than the R-2A district because of the greater minimum lot area requirement and minimum lot width requirement. R-1 rezoning would help alleviate the potential greater lot depth to width ratio that may be required

should the parcels be split into three residential lots. Ms. Fortin suggested in her conclusion the Planning Commission make a recommendation to the Township Board to approve the rezoning request for parcel numbers 5802-014-030-00 and 5802-014-032-10 from AG, Agricultural to R-1, One-family Residential based on the following key reasons:

- The subject properties are not farmed;
- A rural, low density residential land use is consistent with the Township Master Plan;
- The subject properties are located in an area of predominantly residential land uses; and
- The subject properties have access to the Township's sanitary sewer and future water system.

Linda Bieszk- 9741 Pamela Drive-Ms. Bieszk thought the letter was that the applicant wanted to build on the unbuildable property on Lance Drive, and understands now that is not the intent of the request. Ms. Bieszk expressed that Lance Drive ends at her property line and from there it is a driveway to Kirk Davis's home. Ms. Bieszk noted that there are three other parcels and voiced opposition to allow to a building on any of those lots.

Motion by Tienvieri, supported by Steffen, to close the public hearing at 7:11 p.m. Motion carried.

Garverick asked for clarification on the road being a paper street and could there have been an extension of the road at one time. Mr. Goldsmith said at one time it could have been but the subject parcel is landlocked at therefore an unbuildable lot. Mr. Goldsmith stated he believed the intent of the applicant, should the rezoning request be approved would be to move forward with a land division to combine the two proposed parcels. Mr. Goldsmith stated possibly once Mr. Brescol speaks, he could provide further clarification. Tienvieri inquired on the layout on the map and the length of the road. Ms. Bieszk spoke on the layout of the parcels and Mr. Davis's driveway. Steffen asked to allow the applicants representative to speak for clarification. Mr. Goldsmith advised at this time the Township is no longer adding to our private road ordinance. Further discussion ensued on the layout of Lance and the proposed vacant parcel being landlocked and non-buildable.

Tony Brescol-7237 Hidden Lane Court-Attorney for the applicant-Mr. Brescol stated he did speak briefly with Ms. Bieszk. Mr. Brescol stated the subject parcel on Lewis Avenue has frontage and an existing home. Mr. Brescol continued to speak on the vacant landlocked parcel and the intent being, should the rezoning be granted, to combine the two parcels and create three parcels in conformity of the submitted. Mr. Brescol advised the existing home would be created on a parcel furthest south and an additional two parcels to the north. Mr. Brescol stated this request would comply with the master plan and would fit with the surrounding parcels. Mr. Brescol clarified the intent is to seek a rezoning to R-2A, combine the two parcels and seek a land division to create three conforming parcels.

Tienvieri inquired if the applicant would have any objection to an R-1 zoning district as presented by the Township Planner. Mr. Brescol said the request by his client is R-2A, Single Family, not necessarily a need, just through discussion with his client and the Planning Department single family was the direction to move forward. Mr. Brescol spoke on the reference from the Planners Review and stated the amount of frontage on Lewis would only allow the applicant to create three parcels and even though the request would meet the frontage requirement for an R-1 District, there would have to be a variance sought to create four parcels. Mr. Brescol advised that is not the

intent as there was a layout submitted with this request showing the resulting parcels should the rezoning be approved. Mr. Brescol stated there are three lots proposed and that is the intent of this request. Mr. Brescol stated this request will have great continuity with the existing area. Angerer asked for clarification on the difference from R-1 to R-2A. Mr. Goldsmith advised frontage in an R-1 is 90' with 15,000 square foot in area and R-2A is 80' frontage and 10,000 square feet. Rector added side yard setbacks are increased with an R-1. Mr. Goldsmith spoke on depth to width ratio and did not see an issue with the request. Tienvieri spoke on the request showing each parcel with a minimum of 100' of frontage, which complies with the R-1, as suggested by the Planner. A lengthy discussion continued on the proposed layout of the parcels, the Planner's recommendation and the submitted zoning request. Mr. Brescol reiterated there is no difference of the request being single family residential from what is proposed and the Planner's review. Tienvieri stated if there is no difference, then it would behoove the Commission to agree with the Township Engineer. Mr. Brescol stated that would be fine, however that is not the request presented. Garverick spoke in favor of the request. Steffen stated he believed this request meets the intent of the Master Plan, fits well with the surrounding area, and supports the R-2A request.

There was no further discussion.

MOTION BY STEFFEN, SUPPORTED BY JENKINS, TO RECOMMEND APPROVAL FOR THE REQUEST OF KIMBERLY J. SPICE FOR A REZONING OF PARCEL NUMBERS 5802-014-030-00 AND 5802-014-032-10, FROM AG, AGRICULTURAL ZONING DISTRICT, TO R-2A, ONE-FAMILY RESIDENTIAL ZONING DISTRICT, LOCATED ON THE SOUTH SIDE OF ERIE ROAD AND NORTH OF THE ANN ARBOR RAIL ROAD, OTHERWISE KNOWN AS 9696 LEWIS AVENUE AND A VACANT PARCEL TO THE EAST IMMEDIATELY ADJACENT, WHICH IS LOCATED ON LANCE DRIVE, TEMPERANCE, MI 48182 AS THE SUBJECT PROPERTIES ARE NOT FARMED; A RURAL, LOW DENSITY RESIDENTIAL LAND USE IS CONSISTENT WITH THE TOWNSHIP MASTER PLAN; THE SUJECT PROPERTIES ARE LOCATED IN AN AREA OF PREDOMINATELY RESIDENTIAL LAND USES; AND THE SUBJECT PROPERTIES HAVE ACCESS TO THE TOWNSHIP'S SANITARY SEWER AND FUTURE WATER SYSTEM.

**Roll call as follows: Voting Aye: Steffen, Jenkins, Garverick, Tienvieri, Zdybek, Fritz and Angerer
Nay: None
Excused: None
Absent: None
Motion carried.**

B) REQUEST FOR FINAL SITE PLAN APPROVAL ON A BUILDING ADDITION AND A PARKING LOT FOR ASPEN RIDGE SENIOR LEASING, LLC, HICKORY RIDGE, LOCATED ON PARCEL NUMBERS 5802-035-053-62 & 5802-035-053-61, OTHERWISE KNOWN AS 951 HICKORY CREEK BOULEVARD, TEMPERANCE, MI 48182

Rector reviewed the analysis, saying, the Planning Commission approved the site plan for the existing 37,707 square foot structure on 6/13/2007. The subject parcel is a part of Hickory Creek

Planned Unit Development that was approved on December 16, 1997 with stipulations on the commercial lots A through E. The applicant is proposing a 10,750 square foot addition to the north of the existing structure on Lot B for a total of 16 additional rooms and a proposed employee parking lot to be located on Lot A.

Rector stated on November 14, 2018 the Planning Commission determined the proposed amendment to the Hickory Creek PUD was a minor change to the original PUD and referred the request to the Township Board for relaxing of the setback requirements and to prepare and record a PUD Agreement for the purpose of combining the two parcels to restrict the sale of, mortgage of or encumbrance of those two parcels other than together.

Rector then said on December 4, 2018, The Township Board granted the request to relax the setbacks as recommended by the Planning Commission and to require Aspen Ridge Senior Leasing, (Hickory Ridge Skilled Care Facility) to enter into a Planned Unit Development Agreement with the township restricting the sale of one parcel without the other; prepare and record a PUD Agreement for the purpose of combining the two parcels to restrict the sale of, mortgage of, or encumbrance of those two parcels other than together; all contingent on final site plan approval by the township and approval of all the other reviewing agencies and that the road leading into Hickory Ridge would be maintained in the condition the road currently is in.

Rector noted Bedford Township Legal Counsel, Lennard, Graham & Goldsmith prepared the Hickory Creek Planned Unit Development Parcel Nonseparation Agreement in order to satisfy the contingencies of the Township Board's approval. The agreement has been approved by LG&G, Bedford Township Planning Department and Aspen Ridge Senior Leasing, LLC.

Rector advised the landscaping plan per Section 400.1907, provides a variety of street scape plantings to buffer the parking lot from the street, and meets the requirement of a minimum of one ornamental tree for every 50 lineal feet of frontage, plus one shrub for every ten lineal feet, or portion thereof, of frontage. In addition to the proposed landscaping around the detention pond, one deciduous /evergreen and ten shrubs shall be planted for every 100 lineal feet of pond perimeter as measured along the top of the bank elevation. Also, per Section 400.1907.15 protective screening in the form of an obscuring wall, fence or landscaping shall be required whenever a non-residential use in a residential district abuts directly upon land zoned for residential purposes. Walls must comply with the requirements of Section 400.1911: screen non-residential use in a Commercial, Office or Industrial district from adjacent land zoned or used for residential or agricultural use with a required height of six feet. Fences must comply with the requirements of Section 400.1912: fences within a front yard shall not exceed four feet in height and shall be restricted to decorative fences, fences within a side or rear yard shall not exceed six feet in height and shall not extend beyond the front building line or required front yard setback, whichever is greater, and fences that are visible from a public right-of-way or that may be required to enclose a detention pond shall be restricted to decorative fences. As stated in Section 400.1907.20: modifications to landscape requirements in consideration of the overall design and impact of a specific landscape plan and in consideration of the amount of existing plant material to be retained on site, *the Planning Commission may modify the specific requirements outlined herein, provided that any such adjustment is in keeping with the intent of this Section.* The

Planning Commission may base its decision on any one or more of the following circumstances which exist in connection with the site:

- a. Topographic features or other unique features of the site create conditions such that strict application of the landscape regulations would result in a less effective landscape design than an alternative landscape design.
- b. Parking, vehicular circulation, or land use are such that required landscaping would not enhance the site or result in the desired aesthetic effect.
- c. The public benefit intended by the landscape regulations could be better achieved with a plan that varies from the strict requirements of this Section 1907.
- d. Landscaping would restrict proper storm water drainage.

Rector advised the fencing/screening/wall should be discussed.

Rector said the wall requirement when abutting a residential zoning or residential use shall be discussed, particularly along the east side of the proposed parking lot parcel, as the proposed landscaping may not adequately shield the neighboring residential property from headlight pollution as vehicles enter/exit the site.

Rector noted in reviewing the illumination plan, per Section 400.1908, light poles within a site that requires less than 100 parking spaces, shall not exceed 20 feet in height. There are two light poles shown within the employee parking area and the building-mounted lighting on all sides of the structure are at 17 feet in height. All exterior lighting shall be fully shielded and directed downward to prevent off-site glare, including building-mounted lighting with more than 60-watt bulbs. As required by ordinance, the intensity of light within the site shall not exceed 0.5 foot-candles at ground level and at the property line when adjacent to residential property. The submitted lighting plan complies with the foot candle requirements; however, it should be verified that all wall lighting is directed so to prevent off-site glare.

Rector said per Section 400.1904 regulates parking space requirements. The site plan states parking calculations are one space for each 2 beds and one space for each employee which requires 100 parking spaces. There are 123 spaces including 5 barrier free spaces shown on the site plan, which exceeds the requirements by ordinance. As noted on the site plan the existing dumpster enclosure is to remain. Rector noted the site plan indicates the existing loading/unloading area will remain and the plan indicates building material will match the existing building.

Rector said there is no proposed new sign, however the plan indicates the existing monument sign will be relocated to the east of the access drive. Per Section 400.1910.2 "Corner clearance/clear vision zone" states no fence, wall, shrubbery, sign or other obstruction to vision above a height of 30 inches from the established grade of an intersecting street or road and driveway shall be permitted within the triangular area formed at the intersection of said street or road right-of-way and driveway lines by a straight line drawn between the said street or road right-of-way line and driveway line at a distance along each line of 10 feet from their point of intersection.

Approvals have been received from the Mannik and Smith Group dated 6/5/2019 with comments/conditions, Monroe County Road Commission dated 6/11/2019 with

comments/conditions (via email), Monroe County Drain Commission dated 6/13/2019 with comments/conditions, Monroe County Drain Commission in regards to soil erosion dated 6/6/2019 with comments/conditions, and the Bedford Township Fire Department dated 2/11/2019 with comments.

Rector advised should Final Site Plan Approval be granted, you may want to include the following: Final Site Plan Approval shall be contingent upon addressing all comments/conditions of the MSG, MCDC, MCRC and BTFD review letters, the Hickory Creek Planned Unit Development Parcel Nonseparation Agreement be recorded, and the sign must be located outside the road right-of-way and not within the corner clearance/clear vision zone.

Brad Paulding-PF4 Architects-Representative for the applicant- Mr. Paulding thanked the Commission for their time. Mr. Paulding stated there are no major outstanding items on the review letters and understands those need to be addressed. Mr. Paulding advised the applicant is willing to work with the Commission on requirements for the addition landscape to the east of the proposed parking lot. Ruiz stated option one is what they prefer but did not know if the Commission would look favorably on the size of the cabinet to display all the tenants within the building. Mr. Paulding spoke on the proposed parking lot being the beginning of the construction to accommodate parking.

Angerer spoke on the additional landscaping. Rector advised in speaking briefly with Mr. Paulding regarding an increase in landscaping to the east of the property he was advised the Commission has the authority to require additional landscaping from what was proposed, since the property is commercially zoned abutting a residential zoning district. Angerer agreed additional landscape should be required. Mr. Paulding advised the applicant has no issues should the Commission require additional landscaping. Mr. Paulding requested to resubmit a landscape plan with additional buffering with staff approval. Tienvieri inquired on who monitors the requirements for landscaping before the Building Department issues a certificate of occupancy. Mr. Goldsmith advised the building official compares the plans and prints to what is being constructed and provides a close monitoring of what is being developed. Mr. Goldsmith added the building official does a great job reviewing the plans and confirming that what is proposed is what is being developed (area proposed for landscaping/type of landscape/number of parking spaces/lighting) for the Planning Department. Tienvieri added she was just inquiring to avoid issues or complaints in the future, should there be no inspections to confirm what was proposed is installed. Tienvieri added she was going to handle at the Board level to address how to move forward to ensure there is follow up. Mr. Goldsmith commended the building official on following up on all aspects, to the best of his ability, on submitted and approved plans.

A lengthy discussion on what density should be required on landscaping/screening. Angerer spoke on requirements of fencing. Rector stated fencing, plantings and/or a wall can be determined by the Planning Commission. Mr. Goldsmith added the requirement could be a combination of a wall, fencing and or plantings. Mr. Paulding advised the applicant is willing to install additional evergreen plantings.

MOTION BY JENKINS, SUPPORTED BY STEFFEN, TO APPROVE THE REQUEST FOR FINAL SITE PLAN APPROVAL ON A BUILDING ADDITION AND A PARKING LOT

FOR ASPEN RIDGE SENIOR LEASING, LLC, HICKORY RIDGE, LOCATED ON PARCEL NUMBERS 5802-035-053-62 & 5802-035-053-61, OTHERWISE KNOWN AS 951 HICKORY CREEK BOULEVARD, TEMPERANCE, MI 48182 CONTINGENT UPON ADDRESSING ALL COMMENTS/CONDITIONS OF THE MSG, MCDC, MCDC SOIL EROSION, MCRC AND BTFD REVIEW LETTERS, THE HICKORY CREEK PLANNED UNIT DEVELOPMENT PARCEL NONSEPARATION AGREEMENT BE RECORDED, ALSO AN UPDATED LANDSCAPING PLAN TO INCLUDE LANDSCAPE MATERIAL APPROPRIATE HEIGHT EQUAL TO A FENCE SUBMITTED AND APPROVED BY THE PLANNING DEPARTMENT.

Mr. Paulding advised the intent would be to stagger the trees slightly and no issue installing trees approximately 6'- 8' in height.

**Roll call as follows: Voting Aye: Jenkins, Steffen, Fritz, Garverick, Zdybek, Tienvieri and Angerer
Nay: None
Excused: None
Absent: None
Motion carried.**

C) REQUEST FOR A SIGN WAIVER FOR MCDONALD'S CORPORATION, ON PARCEL NUMBER 5802-030-132-50, 3350 W. STERNS ROAD, LAMBERTVILLE, MI 48144

Rector reviewed the analysis, saying this was requested and approved by the Planning Commission on November 28, 2012. The sign waiver application states, should the Planning Commission approve the requested or any portion of the requested sign waiver, a building permit must be pulled within six months of the date where the Planning Commission approves the minutes of the meeting where the waiver was heard, or the approval shall lapse and cease to be in effect.

Rector advised currently McDonald's is working with the Building Department on renovations to the existing building and has submitted a site plan to revise the drive-thru order area to include a second ordering station. Due to the revised plan, the order area signage will be required to double in number to accommodate the patrons. The signage is typical of what is required for the use and all surrounding properties are C-2 zoned for commercial use. The site plan has been reviewed for parking, lane maneuverability, and traffic flow and will not require any further site plan approval.

Rector stated should the request be considered, the following waivers are required: Allowing a second menu board, allowing a second drive thru order canopy, allowing a double drive-thru gateway, and to allow a pre sell sign.

Jim Ptacek-Larsen Architects-12506 Edgewater Drive- Lakewood Ohio- Mr. Ptacek spoke on the request to add a second drive through to help with traffic flow. Mr. Ptacek stated it will not

affect any of the existing hard surface.

Zdybek inquired if adding the second drive-thru land is going to resolve the traffic issue. Mr. Ptacek stated he could not say it would completely resolve the issues; however, this is the remedy that is proposed to help alleviate that congestion within the site. Commission Members discussed the proposed additional signage and location of the signs.

MOTION BY STEFFEN, SUPPORTED BY TIENVIERI, TO APPROVE THE REQUEST FOR A SIGN WAIVER FOR MCDONALD'S CORPORATION, ON PARCEL NUMBER 5802-030-132-50, 3350 W. STERNS ROAD, LAMBERTVILLE, MI 48144 TO ALLOW A SECOND MENU BOARD, ALLOW A SECOND DRIVE THRU ORDER CANOPY, ALLOW A DOUBLE DRIVE-THRU GATEWAY AND TO ALLOW A PRE-SELL SIGN AS IT IS SIMILAR TO THE PREVIOUS REQUEST OF 2012.

Roll call as follows: Voting Aye: Steffen, Tienvieri, Fritz, Jenkins, Zdybek, Garverick and Angerer

Nay: None

Excused: None

Absent: None

Motion carried.

D) REQUEST FOR A SIGN WAIVER FOR WILLIAM A DECKER JR, ON PARCEL NUMBER 5802-023-043-10, 8744 LEWIS AVENUE, TEMPERANCE, MI 48182

Rector reviewed the analysis, saying this location was granted a sign waiver by the Planning Commission on April 10, 2019 for a 1'8" height waiver and approved an LED message board. The applicant is seeking to increase the overall height to 9-feet, keep the 20 square foot signage with an LED message board, and increase the base area to 89.5 square feet. Per Section 400.1701B, within the Temperance Village Overlay District, one monument sign of up to 40 square feet in area, a base area of 40 square feet, and four feet in height is permitted. While the proposed signage meets the permitted square footage, an additional 3'2" height waiver and 49.5 square foot area base is required.

Rector advised should the request be considered; the following waivers are required: a 3'2" height variance and a 49.5 square foot area base

The following shall be considered for inclusion in any motion to approve: all required permits shall be obtained from Bedford Township and the applicant shall continue to maintain the entire perimeter landscaped area of the base no less than two feet wide, growing, and in healthy condition

Bill Decker Jr.- 2798 Dean Road- Mr. Decker stated he is willing to comply with the Commission's decision. Mr. Decker stated he included a roof on the structure and it is the design of the building, but there is no problem to have a flat roof. Tienvieri asked why the proposed signage was not presented with the previous request to include the roof. Mr. Decker stated he just

got carried away while installing the sign to match the building. Tienvieri stated the sign does look nice. Mr. Decker stated he thought the previous sign waiver was to allow the LED message board. Steffen agreed the sign looked nice, however trying to determine a practical difficulty. Tienvieri spoke on the Township being in the process of amending the sign ordinance. Mr. Decker stated he would remove the roof and just install a flat top.

Fritz requested the sign waiver guidelines. Rector read them aloud.

A lengthy discussion took place on the signage and what was previously approved and what should be granted to move forward to comply or what waiver should be approved.

MOTION BY TIENVIERI, SUPPORTED BY GARVERICK, FOR THE ADDITIONAL REQUEST FOR A SIGN WAIVER FOR WILLIAM A DECKER JR, ON PARCEL NUMBER 5802-023-043-10, 8744 LEWIS AVENUE, TEMPERANCE, MI 48182 AS THE APPLICANT HAS AGREED TO REMOVE THE PITCHED ROOF ON THE SIGN AND AS A RESULT THE REMAINING PORTION OF THE SIGN WILL THEN BE APPROVED AND COMPLY.

Roll call as follows: Voting Aye: Tienvieri, Garverick, Fritz, Zdybek, Jenkins, Steffen and Angerer

Nay: None

Excused: None

Absent: None

Motion carried.

PUBLIC COMMENT – None.

INFORMATION – None

COMMISSION / STAFF COMMENT – Tienvieri recommended the Commission Members have one working meeting a month without anything on the agenda to discuss ordinances. Tienvieri stated the Commission members are appointed and their job is to protect the health, safety and welfare of the community. Tienvieri also recommended the Commission Members attend training sessions (MTA), as the Planning Department has funds within the budget to provide training. Tienvieri said she would hope the Members would take advantage of the opportunity to attend a training session. Tienvieri stated at each Township Board meeting, she is going to present an ordinance, either from the Planning Department and/or the Ordinance Department, for approval to move forward to the Planning Commission and legal. Tienvieri explained that is why she is requesting the once a month working meeting.

ADJOURNMENT – The meeting was duly adjourned at 8:34 p.m.

Respectfully submitted,

Jodie L. Rector, Recording Secretary

