

**CHARTER TOWNSHIP OF LYON
PLANNING COMMISSION
MEETING MINUTES
October 13, 2003**

Approved as corrected November 10, 2003.

DATE: October 13, 2003
TIME: 7:00 PM
PLACE: 58000 Grand River

Call to Order: Chairman Hemker called the meeting to order at 7:01 pm.

Roll Call: Present: Brent Hemker, Chairman
Michael Barber, Vice Chair
Laura James, Secretary
Ray Bisio, Trustee
Richard Crook
Ted Soper

Absent: Laura Williams

Also Present: Dave Gillam, Assistant Township Attorney
Chris Doozan, Township Planner
Megan Masson-Minock, Township Planner
Les Cash, Fire Chief

Guests: 36

1. APPROVAL OF AGENDA

Mr. Soper made a motion to approve the agenda as written. Ms. James supported the motion.

Voice Vote: Ayes: All
Nays: None
Absent: Williams

Motion approved unanimously.

**2. APPROVAL OF CONSENT AGENDA
- September 15, 2003 Meeting Minutes**

A couple of typographical errors were noted for the Recording Secretary to correct.

Mr. Barber made a motion to approve the September 15, 2003 minutes as corrected. Mr. Soper

supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None
	Absent:	Williams

Motion approved unanimously.

3. PUBLIC COMMENTS ON NON-AGENDA ITEMS: NONE

4. PUBLIC HEARINGS

AP-03-25 (formerly AP-97-19), Tanglewood Greenelefe Subdivision West, located on the south side of Ten Mile Road, west of Spy Glass Hill North; Request for an amendment to the approved Tanglewood Planned Development plan; Proposal requests substitution of duplex units with single family detached housing units.

Mr. Doozan reviewed the comments indicated in the McKenna Associates, Inc. letter dated September 9, 2003 regarding this issue.

Mr. Soper questioned why the applicant is making this change. Mr. Doozan responded that he believed that it is because they feel that single family homes are more marketable than duplex units.

Bob Freund stated that this phase was originally approved in 2000. He stated that they did pull all the permits to begin building at that time except for one, the Sewer Main Extension Permit from MDEQ. He stated that they could not obtain this permit unless they expanded the sewer plant. He noted that they are now working with Lyon Township to achieve this.

Mr. Freund stated that several of the homeowners in Greenelefe West expressed concern with having condominiums across the street from their homes. The residents felt that this might negatively impact the value of their homes. He stated that in the course of discussing this phase with builders, he redesigned the plan.

Ms. James asked Mr. Freund if he had any problems substituting for the Ash trees. Mr. Freund responded that he did not. He stated that he has spoken with his Landscape Architect and has redrawn the plans with the Ash trees removed. Ms. James asked Mr. Freund if he had any problem with the other landscaping recommendations made by McKenna Associates, Inc. Mr. Freund responded that they have always enforced the street trees, before the Township enforced this. He stated that in terms of putting in a whole lot of bushes, he would like to not commit to this. He stated that every year they try to put in more landscaping. He stated that he would like to have the freedom to do this as time and materials permit.

Ms. James asked Mr. Freund what he is asking for tonight. Mr. Freund responded that he would like to get approval to change the duplex units to single family homes and for the Planning Commission to approve it as it was originally submitted.

Mr. Crook questioned if these homes would have side entry garages. Mr. Freund responded that he asked the builders about this. He stated that after conversations with the builders, the builder have agreed to build a side-loaded courtyard style garage. He submitted an illustration of this to the Commissioners.

Mr. Bisio questioned the price of this house. Mr. Freund responded that he expects the product in this phase to be very similar in price to Greenelefe East. He noted that it is a different building, but it will have the same quality as the rest of the development. Mr. Bisio questioned what the square footage of these homes would be. Mr. Freund responded that he did not know. He stated that when he sets the contract with the builder, he sets the size of the homes at that time.

Mr. Bisio questioned if there is enough sewer capacity right now to put these houses in. Mr. Freund responded that there is not. Mr. Bisio stated that this would then be all predicated on the expansion of the sewer plant. Mr. Freund responded that this is correct. Mr. Bisio asked Mr. Gillam if he knew what the status of this. Mr. Gillam responded that he did not know. He stated that Mr. Quinn has been involved in the negotiations. He stated that he would check into this and report back to the Planning Commission.

Mr. Bisio questioned if these homes would back up to Currie Road. Mr. Freund responded that they would.

Ms. James asked Mr. Freund if they have begun building the berm along Currie Road. Mr. Freund responded that they have. He noted that whenever they have excess soil, he places it on the berm. Ms. James questioned how many trees would be removed. Mr. Freund responded that they don't have any intention of removing trees, unless Oakland County requires them to do so.

Mr. Barber questioned if there is any possibility of getting Currie Road paved down to the entrance. Mr. Freund responded that his contract with the Township is that he has to be willing to cooperate with whatever is put together regarding this. He noted that he has recently revisited the language in the PD Agreement regarding this. He noted that they have always been on board to help with Currie Road, but nothing has ever been done.

Ms. James questioned the status of the home that was supposed to be built on the high ground that Mr. Freund approached the Planning Commission about last year. Mr. Freund responded that he has not done anything with this yet.

Mr. Hemker opened the public hearing at 7:25 PM.

Greg Dobson, 54829 Greenelefe Circle East, stated that he has no problem changing the duplex units to single family homes. He stated that he has a couple things that he would like to mention and possibly get a commitment for resolution. The first issue is the water pressure which is very low. The second issue is the electrical power to Greenelefe Circle East. He noted that he has lived three years and noted that there has been an inordinate amount of blackouts. He stated that if he looks across the golf course, the power is still on. He stated that with regard to the landscaping, he would like to see a time limit for completion placed on this.

Dan Bywalec, 23670 Spy Glass Hill Drive North, expressed a few concerns with regard to this new phase. He stated that he does not have a problem with homes being built instead of duplex units. He stated that he does have concerns with the wastewater treatment plant expansion. He stated that he would like to know a time frame for the completion of the expansion. He stated that he is also concerned with the water pressure issue.

Mr. Bywalec stated that he has been a landscape contractor for 31 years and he is a little apprehensive about some of the landscaping along Ten Mile Road. He noted that he has some concerns with regard to the berm and feels that it needs to be improved. He stated that he too would like to see the Planning Commission set a time limit for the landscaping to be put in. He felt that this development needs to be completed in a timely fashion.

John Peyto, 23546 Sawgrass Court, stated that his concern is that they have not seen what the homes are going to look like. He stated that it sounds like a really good plan, but would like to see exactly what is going to be built there. He stated that his main concern is with the landscaping. He noted that the builder who built the development that he lives in did a poor job with the landscaping and some other things.

Mr. Hemker closed the public hearing at 7:35 PM.

Mr. Soper questioned the time frame for the build-out of this development. Mr. Freund responded that this phase should last one year once sold to a developer but he does not have it sold now.

Mr. Hemker questioned the time frame on the expansion of the waste water treatment plant. Mr. Freund responded that they have been trying to work this out since 2000. He noted that they have not come to a resolution yet. He stated that if they can't get past the waste water treatment plant expansion, then they can never build this phase. This phase could be built if they moved it out of the Tanglewood waste water treatment plant and into the Township's waste water treatment plant. Mr. Freund stated that he is opposed to doing this. He briefly discussed what has been happening with the expansion of the waste water treatment facility.

Ms. James stated that if she is understanding this correctly, there can't be anything done until the

sewer plant issue is resolved. She stated that depending on how this is resolved, these site plans could change again. Mr. Freund stated that he wouldn't think that the plans would change. He noted that after two years the Planning Commission's approval would expire and then he would have to come back before them for re-approval. He stated that he does not see this changing.

Ms. James asked Mr. Freund how he felt about the residents concerns regarding the landscaping that has already gone in and their request for some time constraints on planting new landscaping.

Mr. Freund responded that with regard to Mr. Peyto's comments, he would like not to have Freund

Associates confused with The Selective Group, who built this phase. He noted that The Selective Group put in the landscaping and are responsible for the entire quality of that phase.

Mr. Freund stated that he submitted a landscaping plan several years ago, which he has followed.

He noted that every year he has added to the landscaping even though he is not legally obligated

to do. He stated that he did hire a landscape architect in the Spring of this year to redo the landscaping at the second entrance.

Mr. Olson stated that it sounds like most of the landscape repairs are not related to this particular phase. Mr. Freund stated that some of this is true.

Mr. Hemker stated that there are a lot of issues that they cannot deal with because they are not part of this phase. He stated that he would like to have some sort of explanation to these issues since the residents are here tonight and expressing concerns. Mr. Freund stated that with regard to

the water pressure issue, he didn't know that there was a problem. He stated that the system that is

in place is capable of handling almost 900 houses. He stated that after he recognized this as a problem, he did call Oakland County.

Mr. Freund stated that he would continue to work on the water pressure problem. He also stated that he would work with Mr. Dobson regarding his concerns with the electrical.

There was further discussion with regard to the landscaping issues. Ms. James noted that a lot of the issues with existing landscaping really needs to be handled by the homeowners association.

Mr. Barber made a motion to approve the preliminary plan for AP-03-25, Tanglewood Greenelefe Subdivision West subject to the following:

- access to the proper utilities
- completion time for the landscaping of nine months after construction begins
- the homes shall have side entry garages

This motion is to approve the request to amend the PD from seven duplex units to 12 single family homes. Mr. Soper supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None

Absent: Williams

Motion approved unanimously.

Mr. Barber made a motion to recommend approval of the final site plan for AP-03-25, Tanglewood Greenelefe Subdivision West, to the Board of Trustees subject to the same conditions that were cited in the preliminary plan approval. This motion is to approve the request to amend the PD from seven duplex units to 12 single family homes. Mr. Soper supported the motion.

Voice Vote: Ayes: All
Nays: None
Absent: Williams

Motion approved unanimously.

5. OLD BUSINESS

AP-03-21, Malsia Private Road, Site Plan Review (revised) for proposed extension to Private Road; Napier and Nine Mile Roads.

Ms. Masson-Minock stated that the decision tonight is really about the cross access easement.

Using an overhead, she reviewed the site and indicated where the cross access easement is located. She stated that based on the Planning Commission's comments at the last meeting, the cross access easement was moved.

Mr. Soper questioned if there have been any discussions with the owner of the smaller parcel.

Ms. Masson-Minock responded that they did re-notify everyone within 300 feet and no one came in.

Mr. Crook made a motion to approve the private road request for AP-03-21, Malsia Court, with the cross access easement as noted on the drawing subject to the final approval of the private road documents by the Township Attorney and by the Road Commission, if necessary.

Ms. James supported the motion.

Voice Vote: Ayes: All
Nays: None
Absent: Williams

Motion approved unanimously.

AP-03-28, T-Mobile, Location of a Cellular Antenna on an existing utility tower, Special Land Use and site plan review, Ten Mile and Milford Roads (Special Land Use and Site Plan tabled for up to 60 days on August 11, 2003).

Ms. Masson-Minock reviewed the comments indicated in the McKenna Associates, Inc. letter dated October 3, 2003. She noted that the applicant has addressed all of the concerns that were cited in their previous letter and she recommended that the Planning Commission take the following action:

- Recommend approval of the special land use to the Township Board subject to final site plan approval.
- Grant site plan approval subject to review by the Township Attorney of the Security Agreement and approval of the special land use by the Township Board.

Mr. Barber made a motion to recommend approval of the special land use for AP-03-28, T-Mobile Co-location on and existing Detroit Edison Tower subject to the final site plan approval. Mr. Soper supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None
	Absent:	Williams

Motion approved unanimously.

Mr. Barber made a motion to approve the final site plan for AP-03-28, T-Mobile Co-location, subject to the following conditions:

- The Township Attorney's review and approval of the Security Agreement
- Approval of the special land use by the Township Board

Mr. Soper supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None
	Absent:	Williams

Motion approved unanimously.

6. NEW BUSINESS

AP-02-21, Sharrard Hill Court Extension, Private Road Review.

Ms. Masson-Minock reviewed the comments indicated in the McKenna Associates, Inc.

letter
dated September 29, 2003.

Mr. Hemker noted that in the packets tonight they also received a letter from Giffels-Webster dated September 29, 2003 recommending approval of this.

Dennis Swaney, Real Estate One, stated that he is representing the applicant and would be happy to answer questions.

Ms. James questioned if it is possible that the road configuration would change with respect to the septic fields. Mr. Swaney responded that at this time he believes that they are all going to be engineered fields. He noted that the perk tests are being done this week.

Mr. Crook stated that there needs to be a secondary means of access. He noted that if something were to happen in the front that would not allow emergency vehicles to get to the back, it could be catastrophic.

There was discussion with regard to where a cross easement access could be located. It was noted that when the Elkow property develops there will be secondary access to this property.

Ms. Masson-Minock stated that they could possibly coordinate with the Elkow's on this. She also stated that the applicant's representative might want to go back to his client to see whether or not they are amenable to extending the easement. She noted that this may affect a lot split.

Mr. Swaney stated that they have been working on this for a year and felt that they have done what the Township has asked. He stated that he will go back and discuss this with his client but felt that his client will not be happy.

Mr. Barber made a motion to recommend approval of AP-02-21, Sharrard Hill Court Extension, to the Township Board referencing the McKenna Associates, Inc. letter dated September 29, 2003 and subject to the following conditions:

- Township Engineer approval of the plans, drainage easement and legal descriptions;
- Exhibits A and B of the Road Easement document must be submitted in a recordable form;
- Final approval of the private road documents by the Township Attorney.

Mr. Soper supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None
	Absent:	Williams

Motion approved unanimously.

AP-03-10, Copperwood Planned Development, 10 Mile and Johns Road, Conceptual PD Review.

Mr. Doozan reviewed the comments indicated in the McKenna Associates, Inc. letter dated

October 1, 2003 regarding this issue. He stated that no formal action is required or appropriate at this time.

Kevin Christensen, Victor International, gave a brief history and presentation of the proposed development. The proposed development is a mix of commercial and residential. He noted that the residential portion has decreased to 106 units and the commercial portion has been decreased in size to 14.76 acres. He displayed renderings of the proposed plan.

Mr. Crook stated that the Master Plan designates some commercial in this area, which maybe makes sense. He stated that since this was designated, the School District has decided to build three schools in this area, which they have to take into consideration. He stated that in order to sell him on this project, he would have to know that there is not going to be a bunch of kids crossing Ten Mile every day to get to the commercial center. He stated that he is very concerned about the safety of the kids. Mr. Christensen stated that they share this concern as well. He stated that safety is of utmost concern.

Mr. Hemker stated that he still does not see any need to go above what the current density would allow for residential. He stated that he felt that with the commercial there it is a big bonus to the developer. He felt that the commercial could be scaled back a little more also. He stated that they are on the right track and getting closer, but still feels that there are too many houses and a little bit too much commercial.

Mr. Hemker questioned the possibility of a stop light at Johns Road. Mr. Christensen stated that he went through the minutes and did not find anything directly regarding this. He stated that he did speak with Mr. Doozan who made the suggestion that they meet with the Road Commission. He noted that they have meet with the Road Commission who did indicate that they would not approve a boulevard entrance, unless they could make it work.

Mr. Barber questioned the amount of acreage planned for commercial. Using a displayed area

map, Mr. Christensen indicated the location of planned commercial areas on and surrounding the subject site. He stated that there are 25.29 acres, of which 10.59 acres are occupied by the Sprint site. He noted that more than half of the Sprint site cannot be developed because of deed restrictions. He stated of the 25 acres that are planned commercial they are looking at developing 14.67 acres.

Mr. Bisio stated that the residential has been decreased to 106 units, but that is not enough, this property is zoned R-1.0. He stated that even though the Future Land Use Map indicates commercial in this area, it does not mean that there has to be commercial. He briefly discussed some of the other commercial that is being developed. He stated that traffic is a major issue on Ten Mile Road. He stated that he is opposed to this because he feels that this is not the right place for commercial.

Mr. Christensen stated that they do believe that they have modified the plan. He briefly went over the changes that they have made.

Ms. James stated that a lot of developers come in to the Planning Commission and start with grandiose plans, scale the down and claim that they have cut it. She noted that they are burnt out on this strategy. She encouraged the developer to refer to the Master Plan. She stated that from their perspective if the developer starts with the Master Plan and then they would possibly earn their way to a density bonus. She stated that if they were to vote on this tonight, she would have to vote it down. The main reason is density. She further explained her reasons for why she would vote this down.

Mr. Christensen stated that he appreciates the comments. He stated that they feel that they have made some significant strides from earlier versions, which have been several. He stated that it is important for everybody to know where they started from and how far they have come.

Ms. James stated that she doesn't care what the earlier plans were, she is only concerned with the present plan.

Mr. Christensen stated that they are here now under a PD plan where the Township has

control.

Mr. Bisio briefly discussed the process and felt that this developer did not follow the right protocol.

Mr. Soper stated that personally he likes to see what the other plans were because it helps refresh his memory. He stated that he does feel that the residential needs to be further decreased. He stated that he would have to disagree with Mr. Bisio, he felt that this would actually help with the traffic since there are so many developments going in. He felt that most of the traffic will be going to either South Lyon or New Hudson. He felt that this commercial would help curtail some of the traffic. He felt there is also too much commercial. He felt that that with regard to the residential, there are several lots that could be eliminated so that this development won't encroach so much into the woodlands and the wetlands. He felt that the commercial does not justify a density bonus for the residential.

Mr. Christensen stated that he does not necessarily agree with this totally. He stated that there are improvements such as extension of infrastructure – sewer, water, public utilities. He noted that the commercial portion is going to depend on the market.

Mr. Soper stated that he would like to see less commercial, but does feel that there needs to be some commercial on Ten Mile Road, because right now there is nothing.

Ms. James stated that Mr. Soper makes a pretty good point with respect to putting in a store here so that everybody is not going into town, but to put a restaurant there it is going to bring people there.

Ms. James stated that the developer is already getting a bonus for bringing sewers in. She felt that the developer would have to come up with some other justification for the density bonus that they are seeking.

Mr. Hemker stated that Ms. Williams could not be here this evening. Ms. Williams submitted her comments regarding this issue to Mr. Hemker, which he read.

Mr. Barber stated that he felt that they should not go with more than 10 acres of commercial, this is what the Master Plan indicates should be there. He felt that the residential and the commercial both need to be decreased.

Mr. Gillam stated that Mr. Doozan's letter identified several things that were supposed to be provided for the Planning Commission for the purpose of the conceptual review. He briefly reviewed the items that were supposed to be provided. He stated that if the Planning Commission feel that this information is necessary to complete the conceptual review, the issue could be tabled tonight.

Mr. Christensen stated that there is no action required by the Planning Commission for conceptual review. He stated that they would take the comments that they heard tonight and make some modifications to try and address the concerns.

Mr. Christensen stated that regarding the four items in Mr. Doozan's letter:

- A. Proposed storm water drainage system
 - they have gone through and done a very detailed preliminary engineering, which they have the drainage plans with them this evening and would be happy to provide the Township with a copy
- B. Analysis of the Fiscal Impact
 - with regard to the fiscal impact analysis, he stated that he has coordinated with Mr. Olson regarding this, which Mr. Olson provided this tonight
- C. General Schedule
 - with regard to the schedule of this development, it is their intention to do the residential immediately upon approval and securing permits, and to do the commercial as the market dictates within a five year time period
- D. Conservation Easement
 - they will record a conservation easement over all the protected wetland areas

Ms. James briefly discussed the landscaping along Ten Mile Road.

Mr. Bisio stated that there are a lot of residents here tonight and wondered if they would be allowed to speak. Mr. Hemker stated that this is strictly conceptual and the only input tonight would be from the Planning Commission. Mr. Bisio asked Mr. Gillam if the residents could speak tonight. Mr. Gillam responded that this would be up to the Planning Commission.

Mr. Crook stated that he does agree with his fellow Commissioners about the density. He stated that he does not see a huge benefit to the Township for a density bonus of any kind. With regard to the commercial, he stated that a small grocery store, a bank or a small restaurant, does not bother him. He stated that getting into retail outlets is where they could get into trouble in attracting kids from across the street, especially if the wrong stores were put in here. He stated that he does not want to see a draw from across the street because of the traffic. He stated that he is not totally against commercial here, but would like to see it scaled back as well.

Mr. Bisio stated that there is a possibility of having two grocery stores on Ten Mile Road within a two mile radius.

Mr. Soper stated that Mr. Bisio compared this to Ten Mile and Milford Road. He questioned how many acres are at this location. Mr. Olson responded that there are eight acres. He noted that a stand alone grocery store or a CVS type retailer there.

Ms. James questioned if this is a planned development, could they restrict the types of commercial uses that could go here. Mr. Olson responded that in a PD, because it is a contract, certain things could be designated special use or not allowed.

Ms. James asked Mr. Christensen if they are planning on going to the Board of Trustees next. Mr. Christensen responded that this is their next step in the conceptual review process.

Kevin Mechigian and Seymour H. Mandell, discussion of two possible locations for business operations in Lyon Township.

Kevin Mechigian, 3008 Vero Drive, Highland stated that he is the President of Bob Saks, Inc. He stated that the purpose of being here tonight is for input with regard to two locations for possible auto dealerships. The first location is within Lyon Crossing development, which is a 10 acre parcel that GM has under contract right now. The other location would be a piece of property on the eastern part of the AIS property, which is 15 acres.

Mr. Hemker stated that personally he would not like to see this at Lyon Crossing at all. Mr.

Crook

concurred. He stated that he would not want to see this flooded with auto dealerships.

He stated

that if he had to pick one of these locations, he would prefer the AIS property.

Ms. James stated that it is too bad that they didn't know ahead of time that all these dealerships

wanted to be in this area, otherwise they could have made one of those motor malls, like Troy has.

After further discussion, the Planning Commission concurred that they would prefer to see this

dealership on the AIS property rather than at Lyon Crossing. There was discussion with regard to the

amount of trees on the site. Mr. Mechigan stated that he is willing to work with Township regarding

the trees.

Mr. Soper stated that when designing this, he requested that they leave as much of a buffer to the

residential to the east. He felt that this is a very important concern.

Avoiding Zoning Lawsuits – Follow-up Discussion

Ms. James stated that she felt that Mr. Shigley made a very interesting comment when he stated

that they don't get requests for rezoning any more, they get requests for density bonuses.

She

noted that Copperwood is the seventh development that they have been given this year that has

asked for a significant bonus. She wondered if there is something that they could devise that would

encourage development to follow the Master Plan and are they ever going to see a plan that has

one acre lots.

Mr. Hemker stated that out of the meeting he got that one acre lots are defensible. He stated

they could tell developers that their plan does not meet the Ordinances, therefore, the answer is

no.

Mr. Olson stated that one of the things that was discussed is to say "No" early, don't let the developer go down the path of planning. Mr. Hemker stated that they do say this, but they just don't listen.

There was further brief discussion with regard to what was discussed at the meeting.

Mr. Hemker stated that Ms. Williams is not able to be present tonight because she is attending a Community Planners class. He stated that one of the things that she wanted him to bring up has to do with the Township Attorney's relationship with Beztak. He noted that this issue was brought up at the Township Board meeting and Mr. Quinn said that there was no conflict. He stated that Ms. Williams is looking for more specifics as to what Mr. Quinn's relationship is with Beztak. Mr. Olson stated that at the Board meeting Mr. Quinn made the statement that he did represent Beztak for a rezoning request in front of the City of Novi. It was a one shot hire. There is not a long term relationship. Mr. Gillam stated that he is not aware of a long term relationship. He stated that he would discuss this with Mr. Quinn and report back to the Planning Commission. Mr. Doozan noted that in the By-Laws there is a conflict of interest section. Mr. Soper stated that he didn't feel that this would have any bearing on whether or not the Planning Commission approves or denies something.

There was no formal action taken by the Planning Commission, this was put on the agenda for discussion purposes only.

Building Height Discussion

Because of the time, the Planning Commission decided to hold this issue over to another meeting.

AP-03-20, Elkow PD, 11 Mile and Milford Roads, Preliminary Plan – set date for public hearing.

Ms. Masson-Minock briefly reviewed the comments indicated in a McKenna Associates, Inc. memorandum dated October 13, 2003. She noted that there are a number of things that are still required. She noted that the Planning Commission could schedule a public hearing or table the public hearing until a later date when more of the information has been provided.

Mr. Hemker stated that he would feel much better waiting to schedule the public hearing until the necessary information has been provided.

Ray Cusineau, representing the Elkow PD, stated that they are hoping to get the information in to the Township sometime in November. He stated that they don't have a problem with this being tabled tonight. He also asked how the Commissioners felt about a special meeting.

Mr. Hemker stated that he did not feel that a special meeting is warranted this early in the

process. It was noted that the first possible date for a public hearing would probably be December 8, 2003.

Mr. Gillam stated that when going through conceptual reviews and scheduling public hearings, the Planning Commission should keep in mind that they will be setting a precedence if all the necessary information has not be submitted and reviewed. He stated that they really should have all the information before the Planning Commission conducts their initial review.

Mr. Soper made a motion to table a call for a public hearing for AP-03-20, Elkow PD, for up to thirty days. Mr. Barber supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None
	Absent:	Williams

Motion approved unanimously.

7. ADJOURNMENT:

Mr. Hemker adjourned the meeting at 10:00 PM.

Respectfully Submitted,

Deby Cothery

Deby Cothery
Recording Secretary