

Charter Township of Lyon
Planning Commission
Regular Meeting Minutes
March 28, 2016

Approved: April 25, 2016

The meeting was called to order by Mr. Conflitti at 7:00 p.m.

Roll Call: Patricia Carcone, Board Liaison
Jim Chuck
Michael Conflitti, Chairman
Kris Enlow
Kurt Radke
Carl Towne, Vice-Chairman

Absent: Stephan Hoffman

Guests: 50

Also Present: Leann Kimberlin, Township Attorney
Chris Doozan, McKenna Associates
Leslie Zawada, Civil Engineering Solutions
Christina Archer, DDA

**Motion by Chuck, second by Towne
To excuse Steve Hoffman from the meeting.**

**Voice Vote: Ayes: Unanimous
Nays: None.**

MOTION APPROVED

APPROVAL OF AGENDA

**Motion by Chuck, second by Towne
To approve the agenda as presented.**

**Voice Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

APPROVAL OF CONSENT AGENDA

A. Approval of the February 22, 2016 Minutes

**Motion by Towne, second by Enlow
To approve the February 22, 2016 minutes as presented.**

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

PUBLIC COMMENTS

There were no comments at this time.

DDA REPORT

Ms. Archer reported there was a groundbreaking event for the Gilden Woods Day Care Center opening across the street from the Township Hall. They are hoping to be open by the end of summer. Also, the New Hudson Inn is temporarily closed for remodeling.

PUBLIC HEARING

1. **AP-16-06, Copperwood PD Amendment – Kroger Fuel Center.** Property located on the south side of 10 Mile Road, west of Napier Road. Public hearing to consider proposed amendments to the Copperwood PD to allow for a retail fuel station, outdoor sales at the fuel station and grocery store, and outdoor seating at the grocery store; discussion and possible action.

Chris Doozan, Township Planner, reported the applicant, acting on behalf of The Kroger Co. of Michigan, proposes amendment no. 5 to the Copperwood Planned Development to permit the following uses: a fuel station, which would be located on a site that fronts on Ten Mile Road; outdoor sales associated with the fuel station; outdoor sales in front of the Kroger grocery store; outdoor seating in front of the Kroger grocery store. The original Planned Development Agreement for Copperwood is zoned B-2, Community Business District of the Township Zoning Ordinance. The above uses are not listed as principal permitted uses in the B-2 district which is the reason for the proposed amendment.

Within our letter dated March 16, 2016, Mr. Doozan stated that we've provided our analysis based on several criteria for evaluating the Planned Development Amendment. Under the Site Plan Review section we have commented on such items as landscaping, parking, lighting, trash receptacle, kiosk, signs and outdoor sales at the fuel station. In conclusion, we have noted two major issues regarding conformity with adjacent uses and the design of the fuel station facility as well as a number of site plan issues. We also noted the importance of public input. Several letters and emails were received by the residents. In our letter dated March 23, 2016, we have summarized the major issues identified by the residents. Pending resolution of these issues, we are not prepared to make a recommendation.

Leslie Zawada, Township Engineer, referenced her March 24, 2016 review letter. There are no significant engineering concerns regarding the site plan. If the project is to move forward, there are some items that need to be addressed during detailed engineering which follows the plan review. Kroger is planning to install a traffic signal in 2016. We

are negotiating the last piece of right-of-way for that project to move forward. This will be a full signal and is considered to be a separate project from the fuel center.

Leann Kimberlin, Township Attorney. The Planned Development Agreement currently limits the space on the outlot to 10,000 sq. ft. of retail space, and the plan as presented complies with that limitation.

Dave Koppenhafer, Kroger Real Estate Operations of Michigan. His job is to lead Kroger's real estate operations and part of that are the stores. In the interest of longevity, we need to consider what makes a successful grocery store. We not only operating grocery stores but also fuel centers and pharmacy drive-thrus, which are things that keep us competitive with other operators. We purchased this center from Hiller's late last year. We are here today regarding the fuel center, outdoor selling such as seasonal products, and a Starbucks seating area. We operate grocery stores and we want to be successful long-term which means making residents and customers happy. We've had the benefit of reading community letters and hearing comments. Traffic was a key piece which has been brought up. We don't consider this fuel center to be a trip generator. Kroger doesn't make money on fuel sales but rather considers it a loyalty piece. Kroger has done the pre-work on the entitlement phase and is willing to pay the entire cost of a traffic signal to help improve traffic safety.

Mr. Chuck questioned whether Kroger is the landlord of the shopping center. Mr. Koppenhafer stated they are the landlord, owning the Kroger grocery store and the outlot where the fuel station is proposed as well as the retail space.

Matthew Pisko, The Project Collaborative, Inc., civil engineer. There were five prevailing themes in Mr. Doozan's report, bolstered by residents' comments. The first issue is traffic. There are many uses permitted under the B-2 district such as convenience stores, restaurants, and office space which would be a high traffic generator. The kiosk we are proposing only sells a few small items and patrons don't enter, and the design of the station itself was intentionally meant to be inconspicuous.

There were many thoughtful letters by the residents relating to health, environment and safety issues. We have a very strong Federal EPA that dictates exposure levels. Regarding tank designs, Kroger is very forward thinking. They see what is required by the Federal and State Fire Bureau and Kroger either matches or exceeds those. The system is a completely airtight fiberglass vessel which is monitored with sensors. If there is any leakage whatsoever the system is shut down. Regarding fumes, the fueling of the tanks is a 30 min. exercise. There is a port called V1 vapor recovery so that when product is dropped in the fumes are actively vacuumed back into the tanker. It was brought up several sites were listed as leaking underground storage sites. Sites that have had spills in the past are recorded immemorial. Kroger has a process where you can purchase a piece of property that has had previous contamination and establish a baseline going forward.

Mr. Pisko addressed a few other items brought up by the residents such as esthetics, lighting, home values and trash collection. We want the design of the fuel station to be inconspicuous so as not to draw attention to the fuel operations. There would be very small signs. Regarding lighting for the canopy and yard lights, the station will open and

close along with the main store. There is very minimal light diffusion. We are not utilizing new land or making new curb cuts, and we are proffering signalization to help with traffic. With the distance of the station, along with the landscaping, it will be of low impact to people that are adjacent to the commercial development. Regarding trash collection, we collect our refuse and deposit it into the store trash enclosures.

Mr. Koppenhafer, responded to questions by the Commissioners. He stated that Kroger operates 69 stores in Michigan with fuel stations. They have been denied a station in other communities but for the most part the denial was based on parking. They first got into the gasoline business in Michigan in the early 2000s. The distance from the proposed station to the nearest home is approximately 500 ft. The height of the canopy is 19.6 ft. which is a purposely conservative design with 15.6 being the absolute minimum.

**Motion by Towne, second by Chuck
To open public hearing at 7:52 p.m.**

**Voice Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

Jason Bowman, 24032 Copperwood Drive East. Mr. Bowman has many concerns regarding the Kroger Fuel Station. It was stated that gas stations are not a destination spot, but he frequently makes trips specifically for gas. The traffic on 10 Mile is extremely heavy with multiple accidents, and this would only increase it. There are approximately 38 residents in the audience tonight from the Copperwood Subdivision with only one in support of this station. His next major concern is contamination. It has been said they have state of the art tanks and go above and beyond EPA standards but over time systems break down, sensors go bad, pumps go bad. We are on a municipal well so anything that gets into the groundwater will contaminate our water system.

Michelle Reid, 52071 Red Cedar. Mrs. Reid would like it clarified whether Kroger has ever had an issue with leakage in a station that it's owned. It is her opinion that this station will affect their home values as future buyers will not purchase in their area if the station is built. It was said that the project is consistent with the Planned Development. However, introducing a hazardous material through customer fill-ups, tankers filling underground tanks, and potential leakage is not consistent with any Planned Development she wants to live in. It was cited they meet and exceed EPA standards, but the same could be said to the Flint residents. If it is Kroger's opinion the station will not increase traffic and they don't make money off the sale of gas, why build it? They do want to entice customers to their store, so it will increase traffic.

Jacqueline Jenosky, 23892 Copperwood Drive East. Ms. Jenosky is opposed to the proposed amendment for the fuel station. Her primary concern is for the safety of nearby residents. There are many potential hazards, including contamination of soil and water from petroleum products leaking into the ground and the build-up of ground level ozone caused by fumes leading to respiratory problems and asthma. Benzene is a known cancer causing chemical. Copperwood is a development full of young growing

families. The gas station would be located across the street from the high school, exposing students and teachers every day. Regarding traffic, the proposed amendment does not provide direct access to the station from 10 Mile Rd. All the traffic, including delivery trucks and fuel tankers would be forced to use Copperwood or Tamarack. This will cause excessive wear and tear on our roads and make pulling out onto 10 Mile Rd. that much more difficult and dangerous. A gas station in the middle of all these residential developments and across from the school on an overcrowded road was not part of the original Copperwood Planned Development and should not be approved.

Betsy Crapps, 52073 Copperwood Drive North. Ms. Crapps agrees with everything that has been said. Who monitors the pumps? When is it shut down, who monitors that? Do we have a say as to what the lighting will look like, how bright it would be? When and how often will the tankers be fueling the tanks? Do the residents have a say in how large and how many evergreen trees will be installed around the station?

Lisa Mimnaugh, 51848 Copperwood Drive South. She also agrees with everything that has been said. Traffic will be increased with the fuel station. The residents of Copperwood are responsible for the maintenance of our roads. The delivery trucks are ruining them and adding gas tankers will make it worse. Adding a traffic light at Johns is great but will it take away from the one supposed to go in at Napier? Can you have three lights that close? Grand River and Beck is getting a Kroger gas station so people can use their fuel points there. They keep stating the station is a courtesy and convenience for the residents, but we don't want it.

Samuel Tenkorang, 51960 Copperwood Drive North. Mr. Tenkorang strongly objects to the fuel station. He lives in very close proximity to the proposed site. His main concerns are the health issues. Exposure to gasoline fumes will make us vulnerable to many health hazards. Also, gas stations are a hub for illegal and criminal activities. There is a high school nearby. All the students will be impacted by the health and criminal issues. These adverse effects can be prevented if you turn down the proposed amendments.

Kevin Militello, 51882 Copperwood Drive North. Mr. Militello stated that people can use their smart phones and eventually their cars will route them to closer fuel and/or grocery stores. People will be directed to this site. It won't be just a casual pass-by situation. Traffic will be increased. He is a major in the Army National Guard and was asked to assist in the Flint Crisis. He is well-versed in dealing with a water crisis situation. Granted, there is a small percentage of groundwater contamination happening here versus Flint, but it does exist.

Kyle Spade, 52108 Copperwood Drive South. Mr. Spade stated there is an environmental risk of putting in underground storage tanks. You have to consider the radius of a leak, as much as up to half a mile. What is within a half mile of this potential station? Neighborhoods, a retirement community, the school. You need to consider the risk involved. According to state website database, Kroger has 144 total underground storage tanks across the state of which 20 have leaked so there is a 13.5% chance it will leak. So consider the average radius is a half mile and a 13.5% chance of leakage per tank. To install this station is a terrible idea and a big mistake.

Brandon Welling, 52070 Copperwood Drive South. Mr. Welling questioned what happens if Kroger closes its store. What would happen to the gas station?

Mike Wdowiak, 23880 Bayberry Court. Mr. Wdowiak's concern is the value of their houses. He wanted to note there is a natural gas line that runs right adjacent to the proposed gas station. He agrees their roads are in terrible shape that will only get worse with bigger trucks driving on them. The high school kids will be filling up their cars all the time. The kiosk will be selling cigarettes and lotto tickets, which are things he doesn't want to be sold in a neighborhood store.

Michael Pierron, 23773 Bayberry Court. Mr. Pierron stated that one of his big concerns is the roads. The very first entrance by Chase Bank is a very awkward drive, and the traffic flow would be increased there. He agrees with all the comments regarding the health and environmental hazards. This proposal is not in line with the original planned development, which was for it to be a higher end community.

Kristi Bowman, 24032 Copperwood Drive East. Ms. Bowman stated that when they originally moved in, there weren't too many issues with traffic. Since Kroger has moved in, her daughter has almost gotten hit on her bike twice. She is a runner and has to look out for and be aware of traffic. When you add that gas station, with increased traffic, it will be a safety hazard.

Michelle Tomei, 52173 Red Cedar. Ms. Tomei stated that according to a recent article in Hometown Life, Trustee Steve Adams is quoted in saying he is opposed to any more development along 10 Mile because the road is already congested. He called for traffic studies on existing and proposed developments. If this does move forward, it is going into the hands of the Trustees who are already voicing their concerns about 10 Mile, so keep that in mind.

Libby Militello, 51882 Copperwood Drive North. Ms. Militello stated that she has a lot of concern for everyone's safety. She agrees with all the comments made so far regarding the environmental and traffic concerns. Banks and gas stations are two of the most commonly hit as far as burglaries. We've already got a bank there, we don't want to add a gas station. It will affect home values.

Motion by Towne, second by Chuck

To close the public hearing at 8:30 p.m. due to no further comment.

Voice Vote:	Ayes:	Unanimous
	Nays:	None

MOTION APPROVED

Mr. Doozan stated, in response to a question by Mr. Conflitti, that in addition to a fuel station, other uses permitted within the B-2 district are a retail business, general office building, medical or dental office, bank, restaurant, nursery school, funeral home, oil change center, tire replacement store, auto parts store.

Mr. Towne stated the plan doesn't conform to the development concept. He is against

the outdoor sales. We did approve a gas station up at 8 Mile and Pontiac Trail. This is not a spot for a gas station. We haven't seen any Needs Statements to even know if demographically it would go there. He is totally voting against it.

Ms. Carcone stated this is an older PD. It was our first commercial and residential development. We were promised an upscale development. There was never a thought of a gas station. I love and shop at Kroger, but it is not what this Commission bought into and is not what the residents bought into. It would be disheartening to change the rules on them. Also, she is not in favor of the outside sales as it would take away from other businesses in the township. She is not in support of it.

Mr. Chuck does feel going to a gas station is a planned trip. Safety is an issue. There should have been an ingress and egress off of 10 Mile. Now everything funnels through the residential streets. Hopefully, the traffic light will help. He can't in good conscience support this.

Mr. Enlow stated there have been a lot of good comments tonight. One concern that wasn't brought up was the wellhead protection area for the Township's water system. Although the exact site of the fuel center is just barely outside of it, it is still within approximately 500 ft. In the past, this Commission has denied gas stations because of the proximity to the wellhead protection area. There has been a lot of talk about traffic and safety issues. With the light coming at Napier and hopefully the one at Johns Road, that will alleviate a lot of it. He will be voting against this measure.

Mr. Radke visited the gas stations on Beck and 7 Mile and on Pontiac Trail and 8 Mile to see what Kroger has done and get an understanding of what they are proposing. After listening to all the comments from the community tonight and his fellow colleagues on the Commission, because of the way the subdivision was designed in that area, he can't support this. There is something to be said about getting fuel when you're getting groceries. It is a convenience and it strengthens your market but because of the circumstances, he'll have to vote against it in this case.

Mr. Conflitti stated this Commission simply makes a recommendation to the Township Board. Because of that, we should try to answer some of the questions raised tonight.

Mr. Koppenhafer reiterated that they are in the grocery business, but the fuel station is part of our loyalty program. This is a PD. What has been approved is nearly 45,000 sq. ft. of additional retail space. We've talked about things that are allowed on that outlot. We want to invest in the shopping center. We want to make it work. The traffic signal being proposed has been warranted since 2004 when the center was built. Kroger was going to buy that traffic signal. Part of the proposal he has is tied to a fuel center. People have made their points in regards to the environmental concerns. He respectfully disagrees. There has never been a leak from Kroger tanks in Michigan. We bought this for a reason, to serve. Grocery, pharmacy, and fuel are all important to us. To be successful in the future, these are the kind of things that are important for our business. I've made the best case I can.

Ms. Zawada addressed the issue of three traffic lights. The signal at the school is just for when the school is in session. The light at 10 Mile and Napier is proposed to be

constructed in 2017 using Federal funds. It was her understanding Kroger was planning to install a signal in 2016 at 10 Mile and Johns.

Motion by Towne, second by Chuck

To deny the request to the Township Board for the Special Land Use for AP-16-06, Proposed Amendment to the Copperwood PD to permit a Fuel Station and Other Improvements on the grounds that it doesn't conform with the development concept and it is not compatible with the district that it is in, including the McKenna letters dated 3-16-16 & 3-23-16, the attorney's letter dated 3-24-16 and the CES letter dated 3-24-16.

Roll Call Vote: Radke-yes/Enlow-yes/Towne-yes/Conflitti-yes/Chuck-yes/Carcone-yes (6 yes votes)

MOTION APPROVED

Motion by Chuck, second by Carcone

To deny the Site Plan for AP-16-06, Proposed Amendment to the Copperwood PD to Permit a Fuel Station and Other Improvements based on non-conformance to the PD, letters cited by the residents, as well as McKenna letters dated 3-16-16 & 3-23-16 and CES letter dated 3-24-16.

Roll Call Vote: Radke-yes/Enlow-yes/Towne-yes/Conflitti-yes/Chuck-yes/Carcone-yes (6 yes votes)

MOTION APPROVED

OLD BUSINESS

2. AP-16-01, Zoning Ordinance Amendments – Kennels.

Consider proposed amendments to the Zoning Ordinance regarding kennels; discussion and possible action. Public hearing held 2/8/16.

Mr. Doozan reported there are two reasons that the Planning Commission considered this issue at the February meeting. Questions were posed regarding the treatment of veterinary clinics and kennels in other municipalities. In particular, information was requested relating to what setback requirements are in place for outdoor areas utilized as part of a veterinary clinic or kennel operation. It was determined that it would be best to have three setback categories, one for buildings in which animals are kept; second for outdoor runs and pens; and third for buildings that house no animals.

Two revisions are being proposed. The definition of 'kennel' be changed so that a resident could have up to three dogs, three cats, or a combination of four cats and dogs without being considered a kennel. Second, consider adding indoor kennels as a special land use in the I-1 and I-2 industrial districts. It will be necessary to hold a new public hearing prior to making recommendation to the Township Board as these were not included in the original hearing notice. Within our letter of March 9, 2016 we've provided a table outlining the recommended regulations and setbacks for kennels, commercial kennels and veterinary clinics.

Mr. Towne will oppose the 100 ft. in the public hearing as it is not enough. He also feels that 3 dogs or 3 cats is too much much.

Attorney Kimberlin stated within her March 22, 2016 letter there are samples of requirements currently in place in other communities. Regarding the proposed changes, under the definition of 'private kennel' it would apply to a very limited number of animals. Also, there needs to be a specific definition for 'indoor kennel' if that is to be added as a special land use.

Mr. Enlow noted that most, if not all, of the sampled communities in her letter have less population than Lyon and have more extensive distances from the right of way. He is uncomfortable with the increase in the number of dogs. Homeowners with one dog each can be quite loud. He would prefer it be 4 dogs for the private kennel and then above that you move into the commercial kennels. The acreage is being bumped from one acre for every additional 10 animals up to 25 which seems rather excessive in comparison to other communities. Regarding the sound control, he is looking more for a 60 rating versus a 45.

Clay Ottoni, 2680 Silver Lake Rd., Waterford. He appreciates the Commissioners' comments but would just like to get some further clarification. Where was the reference to 'indoor kennel'? He was informed where to find the references in the McKenna letter. Also, within the definition of kennel, the current language says three or more dogs and the proposal would say four. He questioned Mr. Towne if he wants to change the language from three down to two. Mr. Towne clarified he preferred two.

Ms. Carcone stated she sells a lot of dog licenses. A lot of people have three dogs. Now their home is going to have to be considered a kennel and violating our ordinance. How will we fight that? Realize, changing the language to two dogs would be putting us in a bad situation. She won't do that.

Mr. Ottoni stated they would like to do another draft before we send it out for public hearing to hopefully get it more concise and resolve any outstanding issues.

Shirley Baker questioned what exactly the applicant wants to do with their facility. They were here before and said specifically what they wanted to do. How many dogs are they hoping to house at one time?

Mr. Doozan responded that eventually they want to upgrade and add on to their facility, but they haven't submitted a site plan yet.

Mr. Ottoni said they won't do anything without the approval of the Township and without notice going to the public. Right now they are trying to improve the ordinance.

Mr. Conflitti stated there are notes of the previous meeting which they can supply to her.

Frank Sakorafos, 24233 Tara Drive. Mr. Sakaorafos stated that they live right behind the facility. We hear the dogs all day long. We also want the notes of how many dogs they plan on having. We want to know if there are people staying in the kennels all

night. Our backyard has turned into a parking lot. We need to know what is going on.

Attorney Kimberlin stated they should get notice of the public hearing. They can supply their name and address so they can be sure to get individual notice.

Mr. Enlow asked the acreage of the site and was informed it is 10 acres. Right now, under the current ordinance, they could have 84 animals. Under the revised ordinance they could have 206.

John Harmala stressed they've tried working closely with Mr. Doozan to address all of the concerns. Other communities have a wide range of setbacks and requirements. We are moving in the right direction.

Motion by Radke, second by Chuck

To table AP-16-01, Zoning Ordinance Amendments – Kennels, proposed text amendments dealing with kennels and veterinary clinics in order to allow additional time for revised plans which will require an additional public hearing.

Voice Vote: Ayes: 5 yes votes
Nays: 1 no vote - Towne

MOTION APPROVED

NEW BUSINESS

3. AP-16-11, Mixed Use Zoning District.

Consider the proposed Mixed Use Zoning District to be added to the Zoning Ordinance; discussion and possible scheduling of a public hearing.

Mr. Doozan reported that the recently adopted First Amendment to the 2012 Master Plan created a new Mixed Use classification. Two areas were designated Mixed Use on the Future Land Use Map. Implementation of the amended Master Plan requires adoption of a new Mixed Use Zoning District. We have drafted language for such a district. If you are comfortable with the regulations as presented, we request that you schedule a public hearing for the first available date.

Motion by Towne, second by Chuck

To schedule a public hearing for AP-16-11, Mixed Use Zoning District, on the next available date for this Planning Commission.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

4. AP-16-12, Enclaves of Lyon PD – Minor Amendment.

Property located at the southwest corner of 10 Mile Road and Napier Road. Consider a proposed amendment regarding the setbacks for corner

lots; discussion and possible action.

Mr. Doozan reported the Enclaves of Lyon PD was approved with the following setback requirements, 25 ft. to the garage and 35 ft. to the house. The Zoning Ordinance indicates on corner parcels that both sides facing a street shall be considered front yards for the purpose of determining setbacks. The developer was not aware of this regulation and is faced with a problem that his house designs do not fit within the required setbacks on corner lots. The solution would be a minor amendment to the PD requiring a relatively small setback modification. We recommend the Planning Commission recommend approval to the Township Board.

Attorney Kimberlin pointed out this is considered a minor revision, so it doesn't require the full process for planned development modification. If approved, we'll make a modification to the planned development agreement as well as the plans.

Marco Soave, Developer. Mr. Soave doesn't have anything to add but is happy to answer any questions.

Mr. Enlow stated the Master Deed he submitted for approval had the 35 ft. setback on these homes already. His question is, how did he not know that?

Mr. Soave said this site was modeled after Woodwind, and we didn't have this problem with that development.

Mr. Enlow commented that it specifically states that the front yard setbacks of corner lots are to be 35 ft. That is the exact language in the Master Deed.

Attorney Kimberlin stated that it will require an amendment to the Master Deed. The PD agreement didn't specifically address corner lots.

Mr. Enlow stated that prior to that, in Chris Doozan's April of 2013 review letter, it stated the same thing: corner lots need to be the 35 ft. setback. We go through these PDs and the original setbacks are supposed to be 40 ft. We gave 5 ft. and now, after the fact, they are asking for another 10 ft. of reduced setback.

Mr. Towne was involved in the initial conversation regarding changing the minimum setback requirements for the garage and house. It was our mistake, and we won't do that again.

Motion by Chuck, second by Carcone

To recommend AP-16-12, Enclaves of Lyon PD – Minor Amendment be forwarded to the Township Board based on the information presented and recommendations of the McKenna letter dated 3-23-16 and attorney's letter dated 3-24-16, the condominium Master Deed to be amended if required upon review.

Voice Vote: Ayes: 5 yes votes
Nays: 1 no vote – Enlow

MOTION APPROVED

ADDITIONAL BUSINESS

5. Community Reports

Treasurer Carcone brought the Commission up to date regarding the last Township Board meeting.

ADJOURNMENT

**Motion by Chuck, second by Enlow
To adjourn the meeting at 9:54 p.m.**

**Voice Vote: Ayes: Unanimous
 Nays: None**

MOTION APPROVED

The Planning Commission meeting was adjourned at 9:54 p.m. due to no further business.

Respectfully Submitted,

Amy Bertin

Amy Bertin
Recording Secretary