

STERLING HEIGHTS PLANNING COMMISSION  
REGULAR MEETING  
CITY HALL  
AUGUST 11, 2016

LOCATION: City Council Chambers, 40555 Utica Road, Sterling Heights, MI  
SUBJECT: Minutes of the Regular Meeting of the Planning Commission held August 11, 2016.

Mr. Reinowski called the meeting to order at 7:00 p.m.

Members present at roll call: Benjamin Ancona, Geoff Gariepy, Paul Jaboro, Edward Kopp, Stefano Militello, Donald Miller, Jeffrey Norgrove, Leonard Reinowski, and Gerald Rowe

Members absent at roll call: None

Also in attendance: Chris McLeod, City Planner  
Clark Andrews, City Attorney

**APPROVAL OF AGENDA**

Motion by Mr. Miller, supported by Mr. Gariepy to APPROVE the Agenda.

Mr. Reinowski asked if there was any discussion on the motion. There was none.

Ayes: Miller, Gariepy, Norgrove, Reinowski, Rowe, Ancona, Jaboro, Kopp, Militello  
Nays: None  
Absent: None  
Motion carried.

**PZ16-1143 - Leonardo Plaza, LLC**

Request for a Conditional Rezoning from R-60 (One Family Residential) district to C-3 (General Business) district for the purpose of constructing a shopping center with a drive-through - West side of Schoenherr Road, south of Moravian in Section 35.  
Property address: 34255 Schoenherr Road

Mr. Reinowski asked Mr. McLeod to give an overview.

Mr. McLeod gave an overview of the proposal. The request for conditional rezoning is to permit the construction of a 5,000 square foot shopping center with up to three (3) tenants within the building including a drive through facility. He stated the property to the west and south is most likely undevelopable in the future for single family purposes because of the gas line easement. He displayed and explained the site plan. He stated Tim Horton's will be the anchor use on the south side of the property and potentially two tenant spaces on the north side of the Tim Hortons. He stated there are a series of variances requested as a part of the overall rezoning request.

Mr. Reinowski asked for the petitioner/representative to come forward to the podium.

Phil Ruggeri, 43231 Schoenherr, Sterling Heights, representing Leonardo Plaza. Also present Michael Gordon, architect.

Mr. Ruggeri stated they previously went before the Zoning Board of Appeals and obtained a use variance that allowed substantially the same product. There was a time limitation on the use variance and because of the economic climate; the applicant lost the opportunity to develop. He displayed the current site plan and gave any overview.

Mr. Reinowski asked for any questions from the Commissioners.

Mr. Gariepy asked the applicant to clarify the sidewalk as shown on the site plan.

Mr. Gordon came forward and stated they are extending the existing sidewalk.

Mr. Miller asked Mr. Ruggeri to describe where the added trees would be if needed.

Mr. Ruggeri displayed the site plan and explained they could add trees to increase the buffer for residents.

Mr. Rowe asked about the landscaping to the north. He asked if they are providing enough of a visual buffer for the residents across at Red Run Condominiums.

Mr. Gordon stated what is being proposed is a continuous hedge along the forward edge **of the parking lot. It would be 3½ - 4 feet high to hide the headlights. Then the upper** tree canopy that would be created by planting trees every 30 feet. He described there is a balancing act between security and the landscaping esthetic of screening the property.

Mr. Rowe stated concern for traffic traveling east on Moravian and suggested a deceleration lane.

Mr. McLeod displayed the site area and stated if the city felt it was a necessity, they would work with the engineering department to reevaluate the entrance design.

Mr. Gariepy asked if this Tim Horton's will be open 24 hours.

Mr. Ruggeri stated most likely.

Mr. Reinowski asked for public participation.

Jim Ivers, 34511 Manner Run Circle, Sterling Heights, stated years ago there was a hand shake agreement that a 24 hour establishment would not be there. He is disturbed to find out it could be a possibility. He objects.

Joan Puglia, 13523 Forest Lake, Coves of Sterling Heights, is concerned about traffic because there are so many accidents at the intersection of Moravian and Schoenherr.

Bob Vandavelde, 34121 Birchway Circle, Sterling Heights, 48312. He is concerned about parking with the site being only an acre of property. He stated there is 15 empty stores between Dodge Park and 15 Mile and is concerned about the two stores going into next to Tim Horton's. He is also concerned about traffic. He stated when the previous variance went thru it was guaranteed there would not be a drive thru business at that location.

Mr. Biondo, 34474 Manor Run Circle, Sterling Heights, is concerned with the traffic, noise, and it being open 24 hours.

Kathy Bonacorsi, 34528 Manor Run Circle, Sterling Heights, is concerned about her safety because of the traffic of cars and people at all hours.

Mr. Reinowski asked for any other public participation. Being none, he asked for any further questions or comments from the Commissioners.

Mr. Rowe stated with the conditional rezoning only the petitioner can offer conditions, they cannot originate from the Planning Commission. He asked Mr. McLeod or Mr. Andrews where the line is drawn.

Mr. Andrews stated the condition has to be offered by the petitioner; that does not mean the Planning Commission cannot make suggestions as to things they would like them to take into account. It is their decision whether they want to accept those conditions or not. If the Commission feels the rezoning is not protective enough of the residents, then the Planning Commission has the ability to deny or postpone to have those issues addressed.

Mr. Rowe shared concern regarding lights and safety issues. He agrees the screening should be plantings and not a wall. He recommended the City look into having a deceleration lane and also a green arrow at the intersection to ease traffic problems.

Mr. Ancona asked Mr. McLeod if 24 parking spaces are sufficient.

Mr. McLeod stated the parking requirements with the application have been met.

Mr. Gariepy asked Mr. McLeod what history does the City/Commission have with approving these types of developments and have the developer limit hours.

Mr. McLeod stated if the uses are not what the Commission was anticipating, the motion (or conditional agreement) has to be drafted tightly enough so any of those types of uses would have to come back and go through the amendment process.

Mr. Militello stated Tim Horton's typically does not have much traffic at all during middle of the night. He stated if you try to limit franchises hours, you may lose the ability to open that franchise.

Mr. Rowe agreed with Mr. Militello regarding the little amount of traffic going through a Tim Horton's late at night.

Mr. Ancona asked how much seating is in the building.

The petitioner stated 20.

Mr. McLeod stated the petitioner offered a sheet which listed five (5) conditions.

Mr. Ancona stated a letter was submitted from Sandra Getts of Manor Circle, that she is opposed to the plaza because of noise.

Mr. Norgrove asked Mr. McLeod if the case was postponed for a month, and other conditions were spelled out, would that be a consideration.

Mr. McLeod clarified the conditions.

Mr. Andrews stated with other conditional re-zonings in the past, there have been instances where the unknown tenants would have to be approved for compatibility to the shopping center.

Mr. Militello stated Mr. Ruggeri and Mr. Lavdas have been true to their word regarding a previously built plaza on Van Dyke.

Mr. Reinowski asked a resident who wished to speak, to come forward to the podium.

Mildred Sims, 34470 Manor Run Circle, Sterling Heights, stated she did not receive notification of the meeting. She is on the board for their association and she feels all the residents deserve to understand what is going on there. She doesn't feel a strip mall is conducive to the area.

Mr. Reinowski asked for any other questions or comments.

Ms. Bonacorsi asked if the entrance/exit to Moravian was set.

Mr. Rowe stated it is on the plan and there was no discussion of removing it.

Mr. Reinowski asked for a motion.

Motion by Mr. Militello, supported by Mr. Jaboro that the Planning Commission forward a recommendation to City Council to APPROVE case number PZ16-1143, Leonardo Plaza LLC, request to conditionally rezone property from O-1 (Business and Professional Office District and P-1 Vehicular Parking to C-3 General Business for the following reasons:

1. Conditional rezoning of this parcel based upon the proposed conditions contained within the development plans will ensure that the development will be constructed in accordance with a specific mutually agreeable conditional rezoning agreement between the petitioner and city prepared by the City Attorney, which incorporates the conditions offered by petitioner, to the benefit of surrounding property owners and the city;
2. Conditional rezoning of this parcel based upon the proposed development plans will result in a development compatible with the surrounding zoning and land uses.

Mr. Reinowski asked for any discussion on the motion.

Mr. Rowe stated the agreement to put plantings on the north side is not part of the considerations through the Planning Commission.

Mr. Ruggeri stated they will work with the condominium association to install plantings to maximize the buffer.

Mr. Reinowski asked for any other comments. Being none, he asked for a roll call vote.

Ayes: Militello, Jaboro, Miller, Norgrove, Reinowski, Rowe, Ancona, Gariepy, Kopp

Nays: None

Absent: None

Motion carried.

Mr. McLeod stated this will be before the City Council for final determination and will most likely appear the first or third Tuesday in September.

**PPCM-1159 - Bishara Kaoud**

Request for a Special Approval Land Use to permit a carry-out restaurant in a C-1 (Local Convenience Business) district - **East side of Van Dyke between 18 ½ Mile Road and Riverland Drive** in Section 10.

Property address: 42440 Van Dyke

Mr. Reinowski asked Mr. McLeod for an overview.

Mr. McLeod stated the proposed application is for a Special approval land use for a carry-out restaurant within the C-1 Local Convenience Business District. The proposal is for an approximate 900 square foot carry-out restaurant to operate Monday through Saturday 6:00 a.m. to 3:00 p.m.

Mr. Reinowski asked for any questions from the Commissioners for Mr. McLeod. Being none, he called for the petitioner to come forward to the podium.

Petitioner was not present. Mr. Andrews suggested a postponement.

Motion by Mr. Rowe, supported by Mr. Militello to POSTPONE case PPCM-1159 to the September 8<sup>th</sup> Planning Commission meeting.

Mr. Reinowski asked if the Commissioners had any comments. Being none, he asked for a roll call vote.

Ayes: Rowe, Militello, Ancona, Gariepy, Kopp, Jaboro, Miller, Norgrove, Reinowski

Nays: None

Absent: None

Motion carried.

**PPCM-1160 - Harvinder Paul Singh**

Request for a Special Approval Land Use to permit an amusement device center in a C-2 (Planned Comparison Shopping) district - **East side of Schoenherr Road between Canal Road and Hall Road** in Section 01.

Property address: 43648 Schoenherr Road

Mr. Reinowski asked Mr. McLeod for an overview.

Mr. McLeod gave an overview and stated this is for a Special Approval Land Use for development of a 1,200 square foot amusement device center within the existing Lakeview Square Shopping Center. Mr. McLeod displayed and summarized a drawing of the site.

Mr. Reinowski asked for any questions from the Commissioners for Mr. McLeod.

Mr. Gariepy asked what the types of amusement games are.

Mr. McLeod stated they will be video type gaming with consoles. He stated the applicant can provide further clarification to this question.

Mr. Reinowski asked for any questions from the Commissioners for Mr. McLeod. Being none, he asked petitioner to come to the podium.

Harvinder Paul Singh, 35760 Bradford Dr. came forward. He stated they are redemption games. Not child arcade type games but server based games for an older clientele.

Mr. Reinowski asked for any questions from the Commissioners. Being none, he asked for public participation. Being none, he called for a motion.

Motion by Mr. Rowe, supported by Mr. Jaboro in the case of PPCM-1160, 43648 Schoenherr Road, I move to APPROVE the Special Approval Land Use based upon the facts and plans presented, subject to the following conditions:

1. That the development and operation of the facility shall remain consistent with the scale and nature of the use as described in the proposal, at Public Hearing and reflected on the site plan;
2. That the petitioner shall develop, maintain and operate the facility in compliance with all pertinent codes, ordinances and standards of the City of Sterling Heights, County of Macomb and the State of Michigan, the variance approvals granted by the Zoning Board of Appeals, and the Sterling Heights Amusement Device Center regulatory ordinance. Failure to comply with this condition will serve as grounds to revoke the Special Approval Land Use as provided under the Zoning Ordinance;
3. That the petitioner file a Notice of Approval with the Macomb County Register of Deeds within sixty (60) days following this action. Failure to file this notice will serve as grounds to revoke the Special Approval Land Use as provided under the Zoning Ordinance;
4. All noise generated from the use shall be confined within the walls of the use—petitioner shall be required to install additional sound-deadening materials if the City finds that noise may be heard by adjoining tenants or by the public outside at the property line.
5. The decision of the Planning Commission shall remain valid and in force only as long as the facts and information presented to the Commission in the public hearing are found to be correct and the conditions upon which this motion is based are forever maintained as presented to the Commission.
6. That the size of the tenant space dedicated to the amusement device center is limited to no more than 1,200 square feet and that the number of devices be limited to 18 without review and approval by the Planning Commission.
7. That the hours of operation for the use not extend beyond 10 a.m. to 10 p.m., Monday through Sunday, unless reviewed or required by the City.

This action is based on the following findings:

1. The use being limited to 1,200 square feet, contained within an overall shopping center, and that the use is to be operated during the stipulated hours of operation

is designed so that it is in harmony with the existing area and shopping plaza and does not pose any nuisance to nearby occupants or uses.

2. The limited size and scale of the use is in general harmony with the general purpose and intent of the zoning ordinance providing a convenience to local residents and shoppers.
3. The use relates to the existing physical and economic aspects of the adjacent land uses in regards to shopping habits, convenience and continuity of development in the plaza.

Mr. Reinowski asked for any discussion on the motion.

Mr. Singh asked about the statement in finding #1, "that there will not be any dedicated seating area".

Mr. McLeod stated it should be taken out.

Motion by Mr. Rowe, supported by Mr. Jaboro to AMEND motion to strike "no seating statement" from #1.

Mr. Reinowski asked for any further discussion on the motion. Being none, he called for a roll call vote.

Ayes: Rowe, Jaboro, Ancona, Gariepy, Kopp, Militello, Miller, Norgrove, Reinowski  
Nays: None  
Absent: None  
Motion Carried.

**PPCM-1158 - Giovanni Mauro**

Request for a Special Approval Land Use to permit an expansion of a parking lot for an existing automobile service/repair center within an M-1 (Light Industrial) zoning district - East side of Mound Road between 18 Mile Road and Sims Drive in Section 16.

Property address: 40588 Mound Road

Mr. Reinowski asked Mr. McLeod for an overview.

Mr. McLeod gave an overview and stated this is for a Special Approval Land Use for an expansion of a parking lot to serve the existing auto repair facility. This is to construct a 27 space parking area. Mr. McLeod displayed and summarized a drawing of the site.

Mr. Reinowski asked for any questions from the Commissioners for Mr. McLeod.

Mr. Norgrove asked if the recommendation for continuing the sidewalk is left up to the City or should it be included in the motion.

Mr. McLeod stated the best scenario would be for the Planning Commission to include it in the motion as part of the site improvement.

Mr. Reinowski asked the petitioner to come forward to the podium.

Giovanni Mauro, Mauro Engineering, 48657 Hayes, Shelby Twp. came forward. Mr. Mauro gave an overview and stated the property owner wants the site to conform to the city's standards.

Mr. Reinowski asked for any questions from the Commissioners.

Mr. Miller asked what type of landscaping will be put in.

Mr. Mauro stated he was not familiar with types of plantings, but they will comply with what the city recommends.

Mr. McLeod stated they would work with the applicant to guide on the landscaping.

Mr. Reinowski asked for any questions from the Commissioners. Being none, he asked for public participation.

Ron Powers, owner of residential property adjoined to petitioner's property. He stated his concern is water running into their backyard from the cement. He asked if there will be a drain system put in.

Mr. Mauro stated there will be drainage put in.

Mr. Reinowski asked for any further discussion. Being none, he called for a motion.

Motion by Mr. Gariepy, supported by Mr. Kopp in the case of PPCM-1158, 40588 Mound Road, I move to APPROVE the Special Approval Land Use based upon the facts and plans presented, subject to the following conditions:

1. That the use and operation of the facility shall remain consistent with the scale and nature of the use as described in the proposal, at Public Hearing and reflected on the plans;
2. That the petitioner shall develop, maintain and operate the facility in compliance with all pertinent codes, ordinances and standards of the City of Sterling Heights, County of Macomb and the State of Michigan;
3. That the petitioner file a Notice of Approval with the Macomb County Register of Deeds within sixty (60) days following this action. Failure to file this notice will serve as grounds to revoke the Special Approval Land Use;
4. That the petitioner file and deliver a Hold Harmless Agreement in favor of the City in form and substance satisfactory to the City Attorney.
5. That all repairs are to be conducted within the building.
6. That all requirements of Section 19.06 of the City of Sterling Heights Zoning Ordinance be met.
7. That there shall be no outdoor storage of tires or parts permitted.
8. That all vehicles being worked on are currently licensed, are operational, or pending repairs to become operational.
9. That in lieu of a wall being provided along the parking lot expansion, that additional evergreen plantings shown plus one additional be provided and maintained which have the effect of providing a screen wall.
10. That the landscaping along the front of the site be cleaned up and maintained in an acceptable manner. Further, all landscape areas shall be irrigated.
11. That all noncompliant signs be removed from the site.
12. That a sidewalk be provided along the frontage of the site meeting City requirements.
13. All parking and storage of vehicles shall adhere to the parking spaces shown on the plan.
14. That the petitioner maintain the site in compliance with the zoning ordinance requirements on a daily basis.
15. Any proposed lighting must be shown on a photometric plan and submitted to the Planning Department for review.

This action is based on the following findings:

1. That the proposed parking lot expansion is in conformance with the specific planning standards of Section 19.02 of the Zoning Ordinance as outlined in comments #1-#6 above.
2. That the proposed parking lot expansion is in conformance with the general planning standards of Section 25.02 of the Zoning Ordinance as outlined in comments A-G above.
3. That the proposed parking lot expansion meets or exceeds all other applicable Zoning Ordinance requirements upon compliance with conditions #1-#15 above.

Mr. Reinowski asked for any discussion on the motion.

Motion by Mr. Gariepy, supported by Kopp to AMEND condition #8.

Mr. Reinowski asked for any further discussion on the motion. Being none, he called for a roll call vote.

Ayes: Gariepy, Kopp, Jaboro, Militello, Miller, Norgrove, Reinowski, Rowe, Ancona,  
Nays: None  
Absent: None  
Motion Carried.

**PZ16-1144 Nonresidential Landscaping Standards Ordinance - Planning Commission/ City Council**

Proposed text amendments to Zoning Ordinance No. 278 amending Article 23 Off Street Parking and Loading Requirements, by amending Section 23.01 General Parking Requirements and Article 24 Environmental Provisions, by amending Section 24.03 Parking Lot Landscaping Requirements and Section 24.05 Location and Screening of Trash Receptacles and adding Sections 24.07 Decorative Fencing for Nonresidential Properties and Uses, Section 24.08 Foundation Plantings, Section 24.09 Transformer and Other Ground Mounted Appliance Screening, Section 24.10 Pedestrian Connections, Section 24.11 Enhanced Landscaping Treatments, Section 24.12 Bicycle Racks, and Section 24.13 Irrigation Required, and any other technical corrections related to Zoning Ordinance No. 278(adopted September 13, 1989, as amended).

Mr. Reinowski asked for an overview of the case.

Mr. McLeod stated this is an upgrade to the existing non-residential/commercial landscaping standards. These standards will put into writing what city staff/administration have been doing with sites for the last year or so. The Planning department has been working with applicants during the site plan review process to accomplish these requirements. The city has been spending a lot of time, effort, and money to upgrade the public spaces within the city. Now the city would like to have their private developments become more aesthetic, more green, and better quality spaces.

Mr. McLeod gave a detailed presentation of the ordinance amendments which included:

1. Frontage Landscaping (Section 24.03, paragraph B)
2. Foundation Plantings (Section 24.08)
3. Off-Street Parking Lot Landscaping (Section 24.03, paragraph A)
4. Reserved Future Parking Areas (Section 23.0, Paragraph N)
5. Trash Receptacles (Section 24.05)
6. Decorative Fences (Section 24.07)
7. Screening of Transformers and Other Ground-mounted Appliances (Section 24.09)
8. Pedestrian Connections (Section 24.10)
9. Bicycle Racks (Section 24.11)
10. Enhanced Landscaping Treatments (Section 24.12)
11. Tents Approved as Part of a Temporary Use (Section 28.4, Paragraph I)
12. Irrigation Systems (Section 24.02, Paragraph A3)
13. Application of New Ordinance Regarding Upgrading of Landscaping and Site Improvements on Existing Developed Sites (Section 29.05)

Mr. Andrews gave an overview regarding application of the new ordinance.

Mr. Reinowski asked for any questions from the Commissioners.

Mr. Gariepy asked if it's possible to revert back a surplus of existing parking that never gets used, back to green space.

Mr. Andrews stated that is not something that is in the draft but can be considered.

Mr. Gariepy asked Mr. Andrews about the irrigation requirements in relation to landscaping that may not be visible.

Mr. Andrews explained the requirements and stated most landscaping is designed to be aimed at things that are visible from the public thoroughfare and buildings which are on out lots.

Mr. Rowe stated the city administration may want to look into the private fences that are not kept up.

Mr. Andrews stated there are provisions in the Property Maintenance Code that require people maintain their fences.

Mr. Jaboro stated there may be property owners that may get upset and not want to spend the money on these improvements. He asked what will be the action of the city if the owner does not comply.

Mr. Andrews stated they will be given a grace period to get properties up to code. If they do not comply they could face a variety of different actions. The goal of this is go after people who have neglected their landscaping for years. He stated the existing ordinance has a provision that allows the Zoning Board of Appeals to grant modifications as it relates to landscaping requirements.

Mr. Ancona asked Mr. Andrews if there is a nuisance reported, is this giving them a waiver to comply until next July, 2017.

Mr. Andrews stated nuisance matters will still be dealt with and not be given a never-ending grace period.

Mr. McLeod stated OBA will still deal with unsightly matters on the site, and things of that nature. This ordinance will deal more with the quantity of trees on site, while the upkeep of landscape will be dealt with as it currently is.

Mr. Reinowski asked for any other questions from Commissioners.

Mr. McLeod asked the Commissioners if they were comfortable to move forward with the draft.

Mr. Rowe asked if they will be able to have input at a later date. He verified the public hearing will be on September 8<sup>th</sup>.

Mr. Andrews stated yes. They would like suggestions and input if the Commissioners feel something needs to be addressed.

Mr. Militello stated is it being overly burdensome to older buildings and businesses that have been in Sterling Heights for a long period of time. He asked if they do not comply what the legal ramifications are.

Mr. Andrews stated first they would have to comply with the standards at the time their building was built. If there are no landscape plans on record, it will be up to the City Planner to figure out what the requirements are.

Mr. Miller asked if the city will have a list of standards for the different dates buildings were built.

Mr. Andrews stated there is not a list currently available.

Mr. Ancona asked how the city will notify the public of the new standards.

Mr. Andrews stated they will utilize newspapers, Chamber of Commerce, the city's website, etc.

Mr. Gariepy suggested the announcement for the public hearing be put in the Sterling Heights Magazine. He stated concerns about being too soon to have a vote at next meeting because the mass of businesses it will affect.

Mr. McLeod stated it will be discussed with administration on how to get the word out in the community. He stated it is a sensitive issue and they will handle each case individually in regards to what is logical and reasonable.

Mr. Militello asked how the businesses which have out of town owners will be notified.

Mr. McLeod stated the word will get out to them. He stated if it takes additional time to get reviewed, they will do that.

Mr. Reinowski asked if there were any other questions from Commissioners. Being none, he called for a brief recess.

### **PPCM-1145 - Master Land Use Plan Update**

Mr. McLeod stated the Commissioners were given the complete draft. There were three different public input sessions over the last six to eight months. This will be the introduction of the complete draft and can be reviewed over the course of the next month. He gave an overview of the timeline for the approval and distribution process of the draft.

Adam Young, Wade Trim, gave a presentation of the draft for the Master Land Use Plan and the Parks, Recreation and Non-motorized Plan. Listed below are the topics he summarized:

- Master Land Use Plan Technical Report
- Mixed-Use Development Node Concepts
- Master Land Use Plan: Next Steps
- Parks, Recreation and Non-Motorized Master Plan: Status
- New Action Program Chapter
- Action Program Map
- Parks, Recreation and Non-Motorized Master Plan: Next Steps

Mr. Rowe asked if this will be open for public participation.

Mr. McLeod stated technically at this time it is not a public hearing item. If someone wished to speak they could be granted the opportunity.

Mr. Young stated for the Parks and Rec plan the City Council holds the public hearing, but for the Master Land Use Plan the Planning Commission holds the public hearing.

Mr. Gariepy asked if there was an electronic form they could review.

Mr. Young stated there is an electronic copy.

Mr. Reinowski asked if there were any other questions/comments.

### **CITIZEN PARTICIPATION**

None.

### **APPROVAL OF MINUTES**

Motion by Mr. Militello, supported by Mr. Gariepy, to approve the minutes of July 14, 2106.

Ayes: Militello, Gariepy, Miller, Norgrove, Ancona, Jaboro, Kopp

Nays: None

Absent: None

Abstained: Reinowski and Rowe

Motion Carried.

### **CORRESPONDENCE**

Sign Ordinance (adopted copy).

**OLD BUSINESS**

None.

**NEW BUSINESS**

Mr. Rowe asked for an updated copy of the Zoning Ordinance.

Mr. McLeod stated he would address getting copies.

**MOTION TO ADJOURN**

Motion by Mr. Militello, supported by Mr. Jaboro to adjourn.

Ayes: Militello, Jaboro, Miller, Norgrove, Reinowski, Rowe, Ancona, Gariepy, Kopp

Nays: None

Absent: None

Motion Carried

The meeting adjourned at 10:05 p.m.

Respectfully submitted,

Stefano Militello, Secretary  
Planning Commission