

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

January 12, 2016

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, January 12, 2016 at 7:00 P.M. at the Township Hall located at 47275 Sugarbush, Chesterfield, MI 48047.

1. CALL TO ORDER:

Mr. Miller called the meeting to order at 7:00 P.M.

2. ROLL CALL:

Present: Paul Miller
Joe Stabile
Rick LaBelle
Brian Scott DeMuynck
Carl Leonard
Ray Saelens
Jerry Alexie
James Moran
Frank Eckenrode

Others: Patrick Meagher, Community Planning & Management
Jonathon Palin, Community Planning & Management

3. APPROVAL OF THE AGENDA

Motion by Mr. Miller to approve the agenda

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

4. SUB COMMITTEE REPORT (Committee will report on items under Review)

5. **PUBLIC HEARINGS:**

- A. **SPECIAL LAND USE #2015-18: William Johns, 49560 Goulette Pointe, Chesterfield, MI 48047. Proposed garage on a canal lot located across from 49560 Goulette Pointe in Lottievue Subdivision. Public Hearing was set on 12/8/15.**

Motion by Mr. Miller to open the Public Hearing

Supported by Mr. Leonard

Ayes: All

Nays: None

Motion Carried

William Johns, 49560 Goulette Pointe, Chesterfield, MI 48047 addressed the board.

Applicant explained that he owns Lot 3 and Lot 20 in the Lottievue Subdivision, one on lake and one on the canal. He stated that he planned to put a garage on the canal lot next to his boat well.

Mr. LaBelle stated that they received the drawings for the structure. He asked if the petitioner was calling it a garage?

Applicant stated that it was not really a garage. The structure would not have a garage door and would be mostly for storage of boating equipment in the summer and yard furniture in the winter. He explained that he would have a six foot wide door, but he would not be looking to put in an overhead door.

Mr. LaBelle asked if the applicant planned to put in a bathroom in there or would anybody be living in the structure?

Applicant replied that there would be no plumbing and no one would be living in the building.

Mr. LaBelle asked if the applicant planned to put in gas or electric in the structure?

Applicant replied that there would be electric only. He stated that he had a 12' x 14' building there before and they had to tear it down when they replaced the seawall.

1-12-16

Mr. LaBelle stated that the material being used for the structure is some kind of siding; a rough sawn wood veneer panel.

Applicant explained that the structure would be very similar in design to, his neighbor, Wayne Weber's garage to the left of his home and he would blend the color to match his home.

Mr. Alexie verified so this building will match the existing structures.

Applicant answered yes the height and size will be the same.

Mr. Leonard asked if the applicant was talking about matching structures of the neighbors or matching the house?

Applicant replied that the structure would be similar to the neighbor's garage.

Mr. Leonard asked so the petitioner was not planning to use any brick?

Applicant replied no because he did not want to put any foundation down. He plans to drive pilings down, put some concrete and a rat wall and they would like to avoid weight on the walls. He stated that the color would match his house or at least parts of his house, but the design of the structure would be like that of his neighbor Wayne Weber.

Mr. DeMuynck stated that as with other garages and structures of this nature, if the Commission approves the structure, the applicant would be required to sign an affidavit stating the building would not be used as a workspace or living space. He mentioned that they required the affidavit for the ones that were built on Harbor Drive a few years ago.

Mr. Leonard commented that size wise it would not be a huge structure. He asked if the applicant would be putting the little cupola on the roof?

Applicant replied probably. He explained that the DEQ permit allows him to cover the hoist and he did not know at this time if he wants to do that. He stated if the boat hoist is not covered, then the cupola would go on the storage building.

Mr. Leonard stated that the cupola would dress it up a little bit.

Mr. LaBelle brought up the fact that the soffit/gutter protrudes into the easement. He asked how the applicant planned to remedy that?

Applicant replied that he did not know the soffit protruded into the easement.

Mr. Miller stated that it would be about 5" into the easement. Applicant stated that they would adjust it.

Mr. Meagher stated that basically if there was an approval tonight, it would be contingent on that eave being adjusted. He explained that there is a two foot eave shown and a two foot setback and the gutter so there would be three or four inches over in the right-of-way. He stated that any approval would be subject to that being adjusted, maybe the building being scooted back three inches.

There were no Public Comments.

Motion by Mr. Alexie to close the Public Hearing

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

Mr. Miller explained that the normal procedure would be to wait two weeks, but he had the Recording Secretary poll the board to see if they wanted to vote on it that night.

All the Commissioners were polled and everyone decided that they would like to vote on it that evening.

Motion by Mr. Leonard to approve Special Land Use #2015-18 to allow an accessory building or proposed garage on a canal lot located across from 49560 Goulette Pointe in Lottievue Subdivision. He added that electric would be allowed and the applicant must sign an affidavit that a business could not be run out of and no one could live in the structure. He stated that the gutter extended out must meet the setback requirements of the Township.

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

6. **REVIEWS:**

- A. **SIGN REVIEW # 2016-01: Allied Signs, Inc., 33650 Giftos, Clinton Township, MI 48035 Proposed ground sign resurface at 27900 23 Mile**

Road for Starbucks.

Mr. LaBelle stated that the sign does meet the Township ordinance.

Motion by Mr. LaBelle to approve Sign # 2016-01

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

- B. SIGN REVIEW # 2016-02: Allied Signs, Inc., 33650 Giftos, Clinton Township, MI 48035. Proposed new tenant panel insert to existing ground sign at 50495 Waterside Marketplace for DSW Designer Shoe Warehouse. (Corner of Gratiot & Vergote)**

Mr. LaBelle stated that the sign does meet the Township ordinance.

Motion by Mr. LaBelle to approve Sign # 2016-02

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

- C. SIGN REVIEW # 2016-03: Allied Signs, Inc., 33650 Giftos, Clinton Township, MI 48035. Proposed new tenant panel insert to existing ground sign at 50495 Waterside Marketplace for DSW Designer Shoe Warehouse. (I-94 between Dick's & Best Buy)**

Mr. LaBelle stated that the sign does meet the Township ordinance.

Motion by Mr. LaBelle to approve Sign # 2016-03

Supported by Mr. DeMuyneck

Ayes: All

Nays: None

Motion Carried

D. SIGN REVIEW # 2016-04: Allied Signs, Inc., 33650 Giftos, Clinton Township, MI 48035. Proposed wall sign with lighting at 50495 Waterside Marketplace for DSW Designer Shoe Warehouse.

Mr. LaBelle stated that the sign does meet the Township ordinance.

Motion by Mr. LaBelle to approve Sign # 2016-04

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

E. SIGN REVIEW # 2016-05: H.Q. Inc., Stuart Siegner, 1773 Star Batt Dr., Rochester Hills, MI 48309. Proposed new wall sign at 32155 23 Mile Road for Health Quest Physical Therapy. (East Elevation)

Mr. LaBelle stated that the sign does meet the Township ordinance.

Motion by Mr. LaBelle to approve Sign # 2016-05

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

F. SIGN REVIEW # 2016-06: H.Q. Inc., Stuart Siegner, 1773 Star Batt Dr., Rochester Hills, MI 48309. Proposed new wall sign at 32155 23 Mile Road for Health Quest Physical Therapy. (South Elevation)

Mr. LaBelle stated that the sign does meet the Township ordinance.

Motion by Mr. LaBelle to approve Sign # 2016-06

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

G. SIGN REVIEW # 2016-07: MLS Signs, Inc., 25733 D. Hondt Ct., Chesterfield, MI 48051. Proposed resurface of existing Pylon sign at 50002 Gratiot for Tri-Action Auto.

Mr. LaBelle stated that the sign does meet the Township ordinance.

Motion by Mr. LaBelle to approve Sign # 2016-07

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

H. SIGN REVIEW # 2016-08: Sunset Home, LLC, 45489 Market Street, Shelby Twp., MI 48315. Proposed new ground sign for Clover Estates.

Mr. LaBelle stated that Mr. Palin mentioned that there were some issues with the easements and the MDOT right-of-way.

Mr. Palin explained that they were informed that the County has acquired the right-of-way there so they are recommending Tabling the item until they can do adequate research and determine whether the sign is in the proper location or not.

Motion by Mr. LaBelle to Table Sign # 2016-08

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

I. SIGN REVIEW # 2016-09: G. S. Sebree, 34474 23 Mile Road, Chesterfield, MI 48047. Proposed resurface tenant panel of existing ground sign at the address above for Grace Counseling Health Insurance.

Mr. LaBelle stated that the application was incomplete and the applicant has since made the corrections. He has initialed the paperwork and the Township will be supplied with the documentation. He stated that the sign does meet the Township ordinance.

Motion by Mr. LaBelle to approve Sign # 2016-09

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

- J. SIGN REVIEW #2016-10: Sign Emporium, 11035 E. 9 Mile Road, Warren, MI 48089. Proposed new wall sign at 46518 Gratiot for Wild Bills Tobacco. (Sign #1)**

Mr. LaBelle stated that the applicant has asked the Commission to Table the sign for that evening.

Motion by Mr. LaBelle to Table Sign # 2016-10

Supported by Mr. DeMuyneck

Ayes: All

Nays: None

Motion Carried

- K. SIGN REVIEW #2016-11: Sign Emporium, 11035 E. 9 Mile Road, Warren, MI 48089. Proposed new wall sign at 46518 Gratiot for Mr. Vapor. (Sign #2)**

Mr. LaBelle stated that the applicant has asked the Commission to Table the sign for that evening.

Motion by Mr. LaBelle to Table Sign # 2016-11

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

- L. SITE PLAN #2015-11: Chesterfield Hotel Suites, Inc., 31100 Stephenson Hwy., Madison Heights, MI 48071. Proposed Towne Place Suites Hotel located at 45255 Market Place Blvd. Tabled 11/24/2015.**

Mr. LaBelle explained that this was tabled on 11/24 due to the lack of proper documentation. They have received documentation, but he understands from Mr. Meagher that because of what they are proposing with the PUD, the applicants need to come before the Commission for a Public Hearing.

Mr. Meagher stated that he was not sure if the Township made a mistake on this by misdirecting the applicant. However, they do need an application to amend the PUD so the neighboring properties can be notified and they do not have any due process violations.

James Terbruggen, 10775 S. Saginaw St., Suite B, Grand Blanc, MI 48435 addressed the board.

Applicant stated that he was representing the Hotel and he is from Bud Design. He stated that they are going over the PUD right now and have submitted copies to the Township and he just found out that they have to go through the Public Hearing.

Mr. Meagher commented that Bud Design has been excellent to work with and they have followed through with everything they have been asked to do. They should have been informed that they had to file a new application for a Special Land Use and evidently that did not happen. He apologized to the folks at Bud Design. He stated that hopefully they can get this taken care of and get them on the agenda as soon as possible.

Applicant stated so they would have to file a new application and then come before the Commission for a Public Hearing. He asked when the next meeting would be for that one.

Mr. Meagher stated that the applicant would have to work with the staff and see what their deadlines are.

Mr. LaBelle asked if they should table this or deny it?

Mr. Meagher explained that this is still the site plan and it would still have to go through the process. He would recommend to just tabling it so they do not have to refile for the site plan. Then as soon as the PUD comes in they can be acted on simultaneously.

Mr. Miller asked if they needed to be date specific?

Mr. Meagher replied no.

Motion by Mr. LaBelle to Table Site Plan #2015-11

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

M. SPECIAL LAND USE: #2015-15: Jonathan Crane for Briggs Industries, 1126 N. Main St., Rochester, MI 48307. Proposed new Verizon Cellular Communications Tower located at 54145 Bates Rd., south of 25 Mile on the west side of Bates. Public Hearing closed, tabled on 12/8/15.

Mr. LaBelle stated that it still was not clear to him and asked the applicant provided them with a fall zone of the antenna. He asked if in fact this antenna were to fall for whatever reason is there some documentation or history or something that shows where that antenna shaft or mast would break? The Commission would like to have that paperwork as well as where it would snap or go.

Mr. Miller stated that the Commission wants to make sure the antenna would not fall into the utility lines.

Jon Crane for Briggs Industries, 1126 N. Main St., Rochester, MI 48307 addressed the board.

He explained that as far as the structural integrity of the antenna, there has not been a monopole antenna with the current design standards in the United States that has fallen and hit the ground even in hurricane or tornado conditions. He mentioned that there was a direct hit from a tornado in Illinois and it broke the top of the antennas and they ended up in the next county, but the monopole was still in place. The poles are designed to move and flex in the wind and they will go about 5% to 6% out of plumb, so with a 200' tower it would be leaning about 10'. He stated what would happen if the pole does fail, the pole itself is designed to be relieved at the top and buckle over which would relieve the stress of the wind load. He reiterated that there has not been a pole that failed and hit the ground. He explained that they meet the 50' setback from the wires and they are approximately 24' from the easement area and they will provide structural letters as well as identification to the property owner and they would also run through everything with the Township engineer.

Mr. Miller asked just what does this cell tower do to property values?

Applicant explained that the easy answer is that it would not do anything to the property values of the homes, however, he is not exactly sure that is accurate. He related that they are on an industrial piece of property next to a railroad track and the nearest homes are over 400' away. He mentioned that there is a pole at the Township offices and there is the Sugarbush Farms Subdivision by the park area and they are building some of the nicest homes there in the Township and he does not think they are having any problems with their sales. He has put these poles on every type of zoned property in the State of Michigan. They have put these poles on single family residential properties, commercial properties, agricultural properties, multifamily properties, industrial properties, etc. They put a pole on the Grosse Pointe Farms City offices parcel where there are very high property values and that one was the same as this pole at 175' tall. The neighbors came and were concerned about the same issues and a year later when they went to make some small changes to the pole and their only concern was that certain times of the year the pole cast a shadow on their porch.

Mr. Miller asked Mr. Meagher what the State said about cell towers?

Mr. Meagher replied that the State requirements in this instance are not all that applicable. He mentioned that he thought in 2013 or 2015 federal laws basically took away a lot of the power from local government in regard to locating cell towers. He mentioned that basically as far as housing values, that is not usually a consideration. Furthermore, if a cell tower is denied on the basis of home values, there would need to be something from a professional appraiser that comes right out and says this will damage home values in that particular area. He stated that it says if it meets safety and zoning requirements with regard to setbacks the limitations are to find something that does violate a safety requirement. The power lines in the area could be a rationale to question whether this location is appropriate for the tower.

Lisa Meneghin, 53375 Bates, Chesterfield, MI address the board.

Ms. Meneghin shared her concerns about the tower in her residential area.

Mr. Meagher stated that with regard to the federal acts the appraisal itself would need to be site specific to show that the proposed location of the tower would have a negative impact on the specific housing values.

Ms. Meneghin asked Mr. Meagher if the company has to show a reason why they have to build the tower on that site.

Mr. Meagher replied that the company would have to propose the site and show that they have considered other alternatives which they presented at the previous meeting. He stated that if the tower is denied it cannot be on the basis of what he outlined previously. He informed her that the information can be found under the FCC acts as well as the Spectrum Act.

Mr. Miller stated that at this time they would make a motion to Table and the residents can get an appraisal on the impact of the tower as Mr. Meagher had mentioned.

Ms. Meneghin made further comment and mentioned getting an appraisal.

Mr. Meagher stated that the federal government is basically taking the stand that local governments are becoming an impediment to cellular communication and therefore a lot of power was taken away from the local communities.

Motion by Mr. DeMuyne to Table SLU # 2015-15 for up to two meetings.

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

Mr. LaBelle asked if the applicant could supply the Commission with the technical fall zone information they requested for the monopoles.

Applicant stated that he would get the information to them. He asked the board the date of that meeting?

Mr. DeMuyne replied that it would be tabled until February 9th.

Mr. Meagher stated that for the residents interested in this there is a good summary of the acts on the MSU Extension website concerning wireless communications and tower laws.

N. SPECIAL LAND USE #2015-16: Nicole Goemaere, 52417 Robins Nest, Chesterfield, MI 48047. Proposed child daycare located at the above address. Public Hearing closed, tabled on 12/8/15.

Mr. LaBelle stated that the Public Hearing is closed on this and they just received a letter from Mr. Gendernalik's office. and have not had a chance to read the paperwork. Therefore, he would like to make a motion to table it to the next meeting so they have an opportunity to review the information.

Motion by Mr. LaBelle to Table Special Land Use #2015-16

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- O. **SITE PLAN#2015-17- (#98-28):** Lottievue Riverside Woods, D.G. Residential Sales LLC/Bill Thompson of Lehner Associates, 17001 19 Mile Rd., Clinton Twp., MI 48038. Proposed amendment to the original PUD #98-28, for Single & Multiple Family Residential for the remaining 63 acres of Lottievue Riverside, West side of Jefferson, South of Hooker Rd. Tabled on 12/8/15.

Mr. LaBelle stated that the applicant has asked them to table this to the next meeting.

Motion by Mr. LaBelle to Table Site Plan #2015-17 to the next meeting.

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

- P. **SITE PLAN #2016-01:** McKee Contractors, Inc., 10800 Middle Ave., Unit A-7, Elyria, OH 44035. Proposed daycare recreational structure at 31480 23 Mile Road for Child Time Daycare.

Mr. LaBelle stated that the applicant gave them some information on the site plan, but in his opinion it is lacking a lot of necessary information such as the style of fence, the height of the fence, and what they are proposing.

Mr. Palin explained that according to the ordinance Sec. 76-253 which states that the submission requirements and all information must be provided and the Site Plan did not completely reflect what was out at the site. There are fences and wall with no details in the paperwork and there are no details concerning the dumpster enclosure. He stated that in order to do a proper review they would have to comply with all these requirements.

Shawn Wise, 10800 Middle Avenue, Elyria, Ohio addressed the board.

Applicant remarked that he thought the board misunderstood what they are doing. The site is already done and all they are doing is changing some playground equipment around on the site. They are not doing anything with perimeter fences.

Mr. Miller asked the applicant why the Township sent him to the Planning Commission?

Petitioner stated that he was told he had to pull permits. He mentioned that he works in 15 to 17 states a year and he takes care of 3,000 daycares between Kindercare and Childtime and it has been about three years since he had to get a permit to do this site work. The playground equipment is all installed with manufacturer specifications. He reiterated that they are not doing anything with the perimeter they are just updating playground equipment.

Mr. LaBelle asked what was out there before?

Applicant replied other playground equipment. He stated that they eliminated mulch and updated with Astroturf.

Mr. Palin explained that this was originally approved under a Special Land Use and since the site is now changing so the applicant would be required to get Site Plan approval. The place is surrounded by residents and that area should also be shown on the site plan.

Applicant stated that they have actually moved playground equipment closer to the building, further away from the perimeter fence and that area is just going to be grass now. He mentioned that as far as run-off water, they have their own retention pond on the property.

Mr. Palin stated that the applicant was required to submit the site plan.

Applicant asked if he could just turn in the original site plan paperwork that was originally approved?

Mr. Palin replied yes if nothing has changed that would be adequate. He stated if they are changing the site the Township would need new plans on record because those plans have to accurately reflect what is at the site.

Mr. Meagher explained that if the applicant's plan is not telling them exactly what is on the site; what is changing and what is remaining, later they will have a contest whereby fences change, neighbors get angry and the Township has no record to substantiate what is on the site.

Applicant stated that when they pulled the original site plan there was no playground equipment shown on the site.

Mr. Meagher replied that in itself is a problem.

Mr. Miller asked the applicant if he could sit down and meet with Mr. Palin to go over this?

Applicant replied yes.

Mr. Miller stated then they can Table this for up to two meetings.

Applicant stated that it would be a problem because the playground is not usable for the children right now and the State requires that they get some outside play, so they need to move as quickly as possible.

Mr. LaBelle remarked that he completely understood what the applicant was saying, but if the applicant had done what he was supposed to do in the first place they would not be having this conversation. If we had this prior to the applicant doing the work they could have had this all done before and the children could have used the old equipment until the new equipment was installed.

Motion by Mr. LaBelle to Table Site Plan # 2016-01 for up to two meetings to give the applicant time and the opportunity to amend his drawings.

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

7. APPROVAL OF MINUTES FROM PRIOR MEETINGS:

Motion by Mr. Miller to approve the meeting minutes from December 9, 2015.

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

8. **COMMUNICATIONS:**

There were no communications.

9. **OLD BUSINESS:**

There was no old business.

10. **NEW BUSINESS:**

There was no new business.

11. **PLANNERS REPORT:**

- A. **ADMINISTRATIVE REQUEST #153: Haley Law Firm, PLC, 10059 Bergin Road, Howell, MI 48843. Proposed upgrades to six antennas and supporting ground equipment at existing telecommunication facility at 29430 23 Mile Road for T-Mobile.**

Mr. Palin stated that they were just upgrading what is already there and there would not be any changes to the site, so they are recommending approval of the request.

Motion by Mr. Moran to approve Administrative Request #153.

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- B. **ADMINISTRATIVE REQUEST #154: Menard Inc., 5101 Menard Drive, Eau Claire, WI 54703. Proposed 4,000 sq. ft., addition to its existing covered storage building at 45500 Market Place Blvd., for Menards.**

Mr. Palin explained that this item was discussed at preplanning meeting and There were some items brought up regarding the building materials. Therefore they are recommending tabling this item so they can get clarification on what kind of building materials they are proposing to use to make sure they are suitable to the Commission.

Motion by Mr. Miller Administrative Request #154

Supported by Mr. Stabile

Ayes: All

Nays: None

Motion Carried

12. COMMENTS FROM THAT FLOOR PERMITTED BY THE COMMISSION ON AGENDA OR NON-AGENDA MATTERS.

Rachel Jackson, 1137 Hudson Ave, Madison Heights, MI addressed the board.

Ms. Jackson stated that she was representing Giffels Webster on SLU #2016-02 and she was wondering if they were going to set the Public Hearing on it.

Mr. Miller stated that they did not set the Public Hearing because it was not on the agenda.

Mr. DeMuyneck commented that there had been a paper snafu and he suggested they set the Public Hearing. He asked Mr. Meagher if they could do that?

Mr. Meagher replied yes.

- A. SPECIAL LAND USE # 2016-02: Giffels Webster, 6303 26 Mile Road, Suite #100, Washington, MI 48094. Proposed chemical addition station at the Southeast corner of 21 Mile Road and Sugarbush Road for Macomb County Wastewater Disposal District. Set Public Hearing for 2-9-16. (Not listed on agenda)**

Motion by Mr. Miller to set the Public Hearing on SLU #2016-02 for 2-9-16.

Supported by Mr. DeMuyneck

Ayes: All

Nays: None

Motion Carried

Denise Collins, 7328 Shanna, Ira, MI 48023 addressed the board.

Ms. Collins stated that they own property in the vicinity of the proposed cell phone tower and they were not notified about the Public Hearing.

Mr. Meagher stated that the property would have to be within 300' of the tower and if they should have been notified and did not receive notification, those residents should contact the Planning and Zoning Department.

Mr. LaBelle asked for volunteers for the next preplanning meeting on January 26th.

Mr. Leonard and Mr. Alexie both agreed to attend the meeting.

Mr. Saelens commented that the car wash on 23 Mile still has not removed the vacuums at the front of the building. He mentioned that he contacted Gary about that and Mr. DeMaster told him he would send John out there. He mentioned that also the Bait Guy still has not removed the extra signs at this business. He commented that he is not happy with Code Enforcement.

Mr. Miller mentioned that the sign on Gus' Coney Island has been changed without their approval.

Mr. DeMuyneck stated that he has served on this Commission for years and has served on the Township Board for almost 12 years. He stated that there have been reasons that residents have shown up on different issues. He explained that the board is bound up by so much governmental bureaucracy that at times they cannot protect their people. He just mentioned that sometimes their hands are tied and he does not agree with a lot of these laws.

Mr. Meagher mentioned that he would check with the Township attorney and the Planning & Zoning staff on the cell phone tower regarding the notification as to whether they need to republish the Public Hearing.

13. PROPOSALS FOR NEXT AGENDA.

There were no proposals for the next agenda.

14. ADJOURNMENT

Motion by Mr. Miller to adjourn at 8:10 PM

Supported by Mr. Saelens

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Grace Mastronardi, Recording Secretary