

**CHARTER TOWNSHIP OF CHESTERFIELD
PLANNING COMMISSION**

October 25, 2016

A regular meeting of the Charter Township of Chesterfield Planning Commission was held on Tuesday, October 25, 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
Rick LaBelle
Joe Stabile
Brian Scott DeMuynck
Jerry Alexie
Frank Eckenrode
Carl Leonard
James Moran

Absent: Ray Saelens, *excused*

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

3. APPROVAL OF THE AGENDA

Motion by Mr. Miller to approve the agenda with the addition of Boost Mobile

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. **REZONING #339:** Tom Lubinski, 35441 Edmund Grove, New Baltimore, MI 48047. Requesting to rezone property located at 27420 21 Mile Road from R1B, (Single Family Residential) to M-1, (Light Industrial), parcel #09-32-101-005

Motion by Mr. Miller to open the Public Hearing

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

Tom Lubinski, 35441 Edmund Grove, New Baltimore, MI addressed the board.

Applicant stated that he owned the property next to them and he would like to develop it as light industrial because R1 poses a lot of restrictions for him and the owner of the property on the other side of him.

Mr. Miller asked if the other property was already rezoned?

Mr. Meagher replied yes.

There were no Public Comments.

There were no questions from the Commissioners

Motion by Mr. Miller to close the Public Hearing

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

Mr. Miller stated that normal procedure is to wait two weeks before rendering a decision, however, he would poll the board to see if they would like to vote on it this evening.

The Recording Secretary polled the Commissioners and all of the Commissioners voted to make the decision that evening.

Mr. Palin reminded the board that this would be a recommendation to the Township Board and they will make the final decision.

Motion by Mr. LaBelle to recommend approval by the Township Board on Rezoning #339 of parcel #09-32-101-005 located at 27420 21 Mile Road from R1B, (Single Family Residential) to M-1, (Light Industrial).

Supported by Mr. Leonard

Ayes: All

Nays: None

Motion Carried

- B. PUD #2016-23: JPB Car Wash, 29939 South River Road, Harrison Twp., MI 48045. Proposal is for a 6259' vehicle detailing facility expansion to the existing Dockside Carwash located on the west side of Jefferson, half mile north of Cotton Road at 47391 Jefferson Avenue (Pre-Application Phase)**

Motion by Mr. Miller to open the Public Hearing on PUD #2016-23

Supported by Mr. DeMuyneck

Ayes: All

Nays: None

Motion Carried

Mr. Miller stated that the applicant has requested for this to be tabled to the November 22nd meeting.

Motion by Mr. Miller to Table PUD #2016-23 to November 22, 2016 with the Public Hearing left open

Supported by Mr. LaBelle

Ayes: All

Nays: None

Motion Carried

6. **REVIEWS:**

- A. **SIGN REVIEW #2016-100: Hardy & Sons Sign Service, Inc., 22340 Harper Avenue, St. Clair Shores, MI 48080. Proposed new Ground/Monument sign located at 56995 Gratiot for Valero Gas Station (Gratiot elevation)**

Mr. LaBelle stated that the applicant has to put in some dimensions and other things that are missing from the application. He explained that the applicant has requested that it be tabled to the next meeting.

Motion by Mr. LaBelle to Table Sign #2016-100

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- B. **SIGN REVIEW #2016-101: Hardy & Sons Sign Service, Inc., 22340 Harper Ave., St. Clair Shores, MI 48080. Proposed 2nd new Ground/Monument sign located at 56995 Gratiot for Valero Gas Station (26 Mile elevation)**

Mr. LaBelle stated that again the applicant has to put in some dimensions and other things that are missing from the application. He explained that the applicant has requested that it be tabled to the next meeting.

Motion by Mr. LaBelle to Table Sign #2016-101

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- C. **SIGN REVIEW #2016-102: Matthew Neuman, 72 Pinewood Drive, White Lake, MI 48386. Proposed new Ground/Monument sign located at 50900 Gratiot, new Chesterfield Commons Retail Center (formally Chesterfield Motor Inn) Gratiot Avenue location.**

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

Motion by Mr. LaBelle to approve Sign #2016-102 contingent upon the addition of the address being added to the sign.

Supported by Mr. Stabile

Ayes: All

Nays: None

Motion Carried

- D. **SIGN REVIEW #2016-103: Matthew Neuman, 72 Pinewood Drive, White Lake, MI 48386. Proposed new Ground/Monument sign located at 50900 Gratiot, new Chesterfield Commons Retail Center (formally Chesterfield Motor Inn) 23 Mile Road location.**

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

Motion by Mr. LaBelle to approve Sign #2016-103 contingent upon the addition of the address being added to the sign.

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- E. **SIGN REVIEW #2016-104: Metro Detroit Signs, 11444 Kaltz Ave., Warren, MI 48089. Proposed new wall sign located at 27810 23 Mile Road for Chipotle Mexican Grill.**

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

Motion by Mr. LaBelle to approve Sign #2016-104

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

- F. **SIGN REVIEW #2016-105: Metro Detroit Signs, 11444 Kaltz Ave., Warren, MI 48089. Proposed new ground sign located at 45800 Market Place Blvd., for Fairfield Inn.**

The sign does not meet the Township ordinance and does not meet the PUD requirements for that development. The applicant has requested that they table it so he can change some things and make the sign conform.

Motion by Mr. LaBelle to Table Sign #2016-105

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- G. **SIGN REVIEW #2016-106: Metro Detroit Signs, 11444 Kaltz Ave., Warren, MI 48089 Proposed new ground sign located at 45800 Market Place Blvd., for Fairfield Inn.**

The sign does not meet the Township ordinance and does not meet the PUD requirements for that development. The applicant has requested that they table it so he can change some things and make the sign conform.

Motion by Mr. LaBelle to Table Sign #2016-106

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- H. **SIGN REVIEW #2016-107: Metro Detroit Signs, 11444 Kaltz Ave., Warren, MI 48089. Proposed new wall sign located at 45800 Market Place Blvd., for Fairfield Inn.**

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

Motion by Mr. LaBelle to approve Sign #2016-107

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- I. SIGN REVIEW #2016-108: Metro Detroit Signs, 11444 Kaltz Ave., Warren, MI 48089. Proposed new wall sign (front elevation) located at 45800 Market Place Blvd., for Fairfield Inn.**

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

Motion by Mr. LaBelle to approve Sign #2016-108

Supported by Mr. Stabile

Ayes: All

Nays: None

Motion Carried

- J. SIGN REVIEW #2016-109: Copy Cat Signs Inc., 30538 23 Mile Road, Chesterfield, MI 48047. Proposed new ground sign located at 50875 Gratiot for Dimitris.**

The sign does not meet the Township ordinance and the applicant has asked them to table it so he can make adjustments.

Motion by Mr. LaBelle to Table Sign #2016-109

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- K. SIGN REVIEW #2016-110: Lawrence Worden, 36886 Harper, Clinton Twp., MI 48035. Proposed new ground sign located at 49755 Leona Drive for Taravella Properties.**

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

Motion by Mr. LaBelle to approve Sign #2016-110

Supported by Mr. Moran

Ayes: All

Nays: None

Motion Carried

- L. SIGN REVIEW #2016-111: Livonia TSFR Del-Mod Retail Center, 17800 Laurel Park Dr., North Suite #200-C, Livonia, MI 48152. Proposed new ground sign located at 50670 & 50680 Gratiot for Del Taco/MOD Pizza.**

Mr. LaBelle stated that the applicant has requested that they table it.

Motion by Mr. LaBelle to Table Sign #2016-111

Supported by Mr. DeMuynck

Ayes: All

Nays: None

Motion Carried

- M. SIGN REVIEW #2016-112: Livonia TSFR Del-Mod Retail Center, 17800 Laurel Park Dr., North Suite #200-C, Livonia, MI 48152. Proposed new wall sign located at 50670 & 50680 Gratiot for Del Taco/MOD Pizza. (Front Elevation)**

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

Motion by Mr. LaBelle to approve Sign #2016-112

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- N. SIGN REVIEW #2016-113: Livonia TSFR Del-Mod Retail Center, 17800 Laurel Park Dr., North Suite #200-C, Livonia, MI 48152. Proposed new wall sign located at 50670 & 50680 Gratiot for Del Taco/MOD Pizza. (South Wall Elevation)**

Mr. LaBelle stated that the sign does not meet the Township ordinance, but the applicant has agreed to reduce the sign to 50% which is allowed at the back of a business. This would be on the side of the building and it does make sense to put it there because of the way the building is angled.

Motion by Mr. LaBelle to approve Sign #2016-113 at 50% of the size of the front sign.

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- O. SIGN REVIEW #2016-114: Livonia TSFR Del-Mod Retail Center, 17800 Laurel Park Dr., North Suite #200-C, Livonia, MI 48152. Proposed new wall sign located at 50670 & 50680 Gratiot for Del Taco/MOD Pizza. (A-1 Front Wall)**

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

Motion by Mr. LaBelle to approve Sign #2016-114

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- P. SIGN REVIEW #2016-115: Livonia TSFR Del-Mod Retail Center, 17800 Laurel Park Dr., North Suite #200-C, Livonia, MI 48152. Proposed new wall sign located at 50670 & 50680 Gratiot for Del Taco/MOD Pizza. (A-2 Side Wall)**

Mr. LaBelle stated that the sign does not meet the Township ordinance, but the applicant has agreed to reduce the sign to 50% which is allowed at the back of a business. This would be on the other side of the building and again it does make sense to put it there because of the way the building is angled.

Motion by Mr. LaBelle to approve Sign #2016-115 at 50% of the size of the front sign.

Supported by Mr. Stabile

Ayes: All

Nays: None

Motion Carried

- Q. SIGN REVIEW #2016-116: Livonia TSFR Del-Mod Retail Center, 17800 Laurel Park Dr., North Suite #200-C, Livonia, MI 48152. Proposed new wall sign located at 50670 & 50680 Gratiot for Del Taco/MOD Pizza. (C3-Speaker Post w/ Canopy)**

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

Motion by Mr. LaBelle to approve Sign #2016-116

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- R. SIGN REVIEW #2016-117: Livonia TSFR Del-Mod Retail Center, 17800 Laurel Park Dr., North Suite #200-C, Livonia, MI 48152. Proposed new wall sign located at 50670 & 50680 Gratiot for Del Taco/MOD Pizza. (Directional Sign #1-D1)**

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

Motion by Mr. LaBelle to approve Sign #2016-117

Supported by Mr. Stabile

Ayes: All

Nays: None

Motion Carried

- S. SIGN REVIEW #2016-118: Livonia TSFR Del-Mod Retail Center, 17800 Laurel Park Dr., North Suite #200-C, Livonia, MI 48152. Proposed (Pre Menu Board) sign located at 50670 & 50680 Gratiot for Del Taco/MOD Pizza.**

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

Motion by Mr. LaBelle to approve Sign #2016-118

Supported by Mr. Stabile

Ayes: All

Nays: None

Motion Carried

- T. SIGN REVIEW #2016-119: Livonia TSFR Del-Mod Retail Center, 17800 Laurel Park Dr., North Suite #200-C, Livonia, MI 48152. Proposed Drive up (Menu Board) C-2, located at 50670 & 50680 Gratiot for Del Taco/MOD Pizza.**

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

Motion by Mr. LaBelle to approve Sign #2016-119

Supported by Mr. Stabile

Ayes: All

Nays: None

Motion Carried

- U. SIGN REVIEW #2016-120: Livonia TSFR Del-Mod Retail Center, 17800 Laurel Park Dr., North Suite #200-C, Livonia, MI 48152. Proposed new wall sign located at 50670 & 50680 Gratiot for Del Taco/MOD Pizza. (Directional Sign #2-Drive-Thru)**

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

Motion by Mr. LaBelle to approve Sign #2016-120

Supported by Mr. Stabile

Ayes: All

Nays: None

Motion Carried

- V. **SIGN REVIEW #2016-121: Signs & Engraving, Inc., 100 W. 13 Mile Rd., Madison Heights, MI 48071. Proposed new wall sign located at 46558 Gratiot for J. Moore Salon.**

Mr. LaBelle stated that the sign is too large and the applicant was not present at the meeting. He explained that rather than denying it he was going to have Jonathon contact the applicant and see if they can work things out.

Motion by Mr. LaBelle to Table Sign #2016-121

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

- W. **PUD #2016-22: DG Lottivue Riverside No. #1, LLC, 30201 Orchard Lake Road, Suite #200 Farmington Hills MI 48334 Propose to amend approved site plan Phase III from Duplex to Single Family Site Condos, located on the southwest corner of Jefferson & Hooker Road. Tabled on September 27, 2016.**

John Monte, PCE, P.O. Box 307, Algonac, MI 48001 addressed the board.

Applicant stated that they have provided some revisions to the drawing that were requested at the previous meeting. He mentioned that the fire lane was added, the sidewalks were widened, a mailbox cluster was relocated and they have included some building elevation plans. He stated that basically the buildings would be all brick with a few different styles. He mentioned that some of the homes have stone added to them to make them a little more decorative or to distinguish it differently. The homes would be approximately 2100 square feet with about a 460' garage.

Public Comments:

Harold Younce, 33854 AuSable, Chesterfield, MI 48047 addressed the board.

Mr. Younce requested that before any action is taken on this proposal that he and some other concerned residents would be able to take a look at the plans and the changes being made to the development.

Mr. Miller suggested that Mr. Monte and the concerned residents discuss the matter in the hallway. The Commission would proceed with the meeting and come back to this application later.

X. SITE PLAN #2016-18: Stellar Hospitality, 32825 Northwestern Hwy, Farmington Hills, MI 48334. Proposed 4 story hotel development at 29325 23 Mile Rd. Tabled on August 9, 2016.

Robert Carmack, 32925 Northwestern Hwy., Farmington Hills, MI 48325 addressed the board.

Mr. Meagher stated that it looked as though the applicants have met all of their requirements and there only seems to be a few items that they can work out with the Township engineer and the Fire Department. He mentioned outside of that they would probably be ready to approve the project unless there is anything the applicant would like to add.

Applicant replied no.

None of the Commissioners had any comments or questions for the applicants.

Motion by Mr. LaBelle to approve Site Plan #2016-18 for Stellar Hospitality, 32825 Northwestern Hwy, Farmington Hills, MI 48334. Proposed four-story hotel development at located at 29325 23 Mile Rd. which was tabled on August 9, 2016. He stated that the applicants have answered all the questions and provided all the information that was requested by CPM. He stated that approval would be contingent upon the applicants meeting with the engineer and Fire Department and complying with all of their needs and stipulations.

Supported by Mr. Miller

Ayes: All

Nays: None

Motion Carried

Mr. DeMuynck welcomed them to Chesterfield.

Y. SIGN REVIEW #2016-96: Mark Zacny 46362 Woodall, Shelby Twp., MI 48317. Proposed new wall sign located at 31175 23 Mile Road for “Boost Mobile” phone store.

Mr. Palin stated that this was on the agenda two meetings ago and was tabled until the applicant removed their lighting from the window. He stated that the applicant has removed the lighting and are resubmitting the application for approval.

Motion by Mr. LaBelle to approve Sign #2016-96

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 October 11, 2016

Supported by Mr. DeMuynck

Ayes: All

Nays: None

Motion Carried

8. COMMUNICATIONS:

There were no communications.

9. OLD BUSINESS:

A. SIGN REVIEW #2016-87: Clean View Auto Wash, 50501 Gratiot Avenue, Chesterfield, MI 48051. Proposed new wall sign (west elevation) located at the above address tabled on September 13, 2016.

Mr. Miller stated that this sign would say carwash and he brought up the fact that the car wash cannot really be seen when driving north on Gratiot.

Motion by Mr. Miller to approve Sign #2016-87 for Clean View Auto Wash

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

10. **NEW BUSINESS:**

There was no new business.

11. **PLANNERS REPORT:**

A. **ADMINISTRATIVE REQUEST #169: David Ditto, 626 Wolverine Drive, Wolverine Lake, MI 48390. Proposed new fence and guard shack located at 26090 23 Mile Road.**

Mr. Meagher stated that this property was approved for a warehouse and trucking operation by the Planning Commission a few months ago. He mentioned that they had no objections but the one thing they asked for is a decorative fence along the Richard W. Blvd. frontage. He stated that outside of that they are recommending approval subject to that decorative fence.

Mr. Miller asked if there was a sidewalk along that area?

Mr. DeMuyneck replied that there is a sidewalk along 23 Mile Road but nothing along Richard W.

David Ditto, 626 Wolverine Drive, Wolverine Lake, MI addressed the board.

Mr. Miller stated that whenever a site plan is changed the Commission has been recommending that a sidewalk be put in and they have noticed there is no sidewalk along Richard W. He asked if the applicant would put a sidewalk in there?

Applicant replied that he did not know if he could commit to that at this time.

Mr. DeMuyneck stated that he did not think there is enough room to put in a sidewalk on Richard W. He explained that when it was a Ford plant, he had a landscape contract for the property for 25 years and at that time along Richard West the fence was pretty close to the dirt shoulder. He stated that he knew the sidewalk was on 23 Mile.

There was a discussion among the board members about a sidewalk.

Mr. Palin showed a picture of the area and there was really no room for a sidewalk.

Applicant asked if the decorative fence only needed to be on the west side on Richard W.

Mr. Meagher replied yes.

Applicant replied that they are the building owners not the people contracting the work and it was not budgeted for a decorative fence.

Mr. Meagher stated that they are only requiring a decorative fence in the area it will be seen driving down Richard W.

Applicant agreed to the decorative fence. He asked if it would just be a vinyl coated cyclone fence.

Mr. Meagher replied that he was fine with that.

Mr. DeMuyneck stated that they are not asking for wrought iron or something like that.

Applicant commented they would probably do a gray vinyl coated to match the gray galvanized fencing.

Motion by Mr. Miller to approve Administrative Request #169 with a decorative fence along Richard W. Blvd.

Supported by Mr. LaBelle

Ayes: All

Nays: None

Motion Carried

B. ADMINISTRATIVE REQUEST #170: Phoenix Contracting, 26950 23 Mile Chesterfield, MI. Proposed new dumpster enclosure at 50410 Patricia.

Mr. Meagher stated that they had no objections to the dumpster enclosure. He explained that the engineers pointed out that perhaps it was in one of the easements and it would need to be 6' off of the easement. Therefore, they recommend this be approved subject to the applicant working with AEW to find an appropriate location in the same general area.

Motion by Mr. Miller to approve Administrative Request #170

Supported by Mr. LaBelle

Ayes: All

Nays: None

Motion Carried

W. PUD #2016-22: DG Lottivue Riverside No. #1, LLC, (Continued after Recess)

Mr. Younce stated that they do not really have many issues with the new plans. One concern they still have is that the fire lanes that they thought would be taken out at the last meeting and they noticed are back in again. He stated that Waterview who services those fire lanes are against those lanes being put in. They would like to know from the Fire Department whether they need to remain or if they could be taken out. Their other concern would be that people from the new subdivision would be using their roads to take short cuts to their homes. They are concerned about the wear and tear on their roads because of the expense to maintain them.

Robert DeCaussin, 33063 Au Sable, Chesterfield, MI addressed the board.

Mr. DeCaussin also complained about the fire lanes and the new subdivision people driving on their road. They would like siren activated gates put in to limit the use of their roads.

Mr. Miller asked Mr. Palin to tell them why the fire lanes are back on.

Mr. Palin stated that there was an agreement signed between the both parties of the Waterview Condominium Association and that has been turned over to the Township attorney along with the new drawing. They are waiting for word from him and as far as the Fire Department, they are requiring the fire lane access points to be put in. It is all being review now and will be addressed during the engineering review.

Mr. Palin stated that he did not think the fire lanes would have an impact on the Planning Commission's decision being as they are a requirement of the Township Fire Department. It would be up to the Township attorney as to whether they have to be stubbed or fully put in.

Mr. Stabile commented about their concerns with people driving on their roads. He has been on the Planning Commission for a long time and they have done everything they can to make sure it all connects so they do not want to end up with barriers. He personally would never be in favor of any type of gate or barrier.

Mr. Younce asked how many places are there where people pay for a private road and it becomes a public road.

Mr. Stabile replied a lot of them.

Mr. Meagher stated that they have to go back to the genesis of the project and at that time it was one condo project and the concept was that they were all going to work together. Now there are different associations and he does not see gates as being the answer. He stated that perhaps if it was approved it could be subject to a revised PUD agreement and condo association documents being prepared taking into account a fair payment method for road maintenance. Ideally there would be an umbrella association that would govern the entire project that would deal with this and benefit all of the project with satellite associations that would deal with each of their interior developments, but that is not the case here. He reiterated that the best they could do is leave it as subject to the revised PUD agreement/condo association documents being prepared taking into account a fair payment method for road maintenance. He mentioned that if at some time they comeback with gates as part of this development certainly they can bring that back as a review item and it could be discussed at that time with input from the Fire and Police Departments.

Mr. Stabile stated that he was satisfied with Mr. Meagher's explanation and he did not think this was something that would change their decision.

There were no additional comments from the Commissioners.

Motion by Mr. Miller to close the Public Hearing

Supported by Mr. Alexie

Ayes: All

Nays: None

Motion Carried

Mr. Miller stated that normal procedure is to wait two weeks before rendering a decision, however, he would poll the board to see if they would like to vote on it this evening.

The Recording Secretary polled the Commissioners and the decision was as follows: Mr. Miller, Mr. LaBelle, Mr. DeMuyndck, Mr. Leonard, Mr. Eckenrode, Mr. Moran and Mr. Alexie voted to wait two weeks to render a decision and Mr. Stabile voted to make the decision that evening.

Motion to Table PUD #2016-22 DG Lottivue Riverside No. #1, LLC for the proposed amendment to the approved site plan Phase III from Duplex to Single Family Site Condos, located on the southwest corner of Jefferson & Hooker Road until the November 22, 2016 meeting.

Supported by Labelle

Ayes: All

Nays: None

Motion Carried

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

Mr. LaBelle asked for volunteers to attend the 11/29/16 pre-planning meeting.

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

13. **PROPOSALS FOR NEXT AGENDA.**

There were no proposals for the next agenda.

14. **ADJOURNMENT**

Motion by Mr. Miller to adjourn at 7:46 PM

Supported by Mr. DeMuyndck

Ayes: All

Nays: None

Motion Carried

Rick LaBelle, Secretary

Grace Mastronardi, Recording Secretary