

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
APRIL 15, 2019

I. CALL TO ORDER

Cousins called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:00 pm.

II. ROLL CALL

Members present: Cousins, Wilson, Taylor, Chalifoux, Kieft, Reenders and LaMourie.

Members absent: Wagenmaker and Hesselsweet

Also present: Community Development Director Fedewa, Attorney Bultje, and Superintendent Cargo

Without objection, Cousins instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the January 22, 2018 joint meeting were approved.

V. CORRESPONDENCE

- Crockery Township – Notice of Intent – Sub Plan for Southwest Quadrant
- Holly Lookabaugh-Deur of Generation Care – 16760 Lincoln Street
 - Supports the Muskegon Community College application
- Paul L. Winter, Attorney for Piper Lakes – 250 Washington
 - Opposes the Reenders application

VI. PUBLIC COMMENTS – None

VII. PUBLIC HEARING

A. Special Land Use – Muskegon Community College – Higher Education

Cousins opened the public hearing at 7:03 pm.

Fedewa provided an overview through a memorandum dated April 11th.

The applicant's architect, David Mayville, was present and offered the following:

- Proposing arborvitae for mechanical screening.
- Bureau of Fire Services must inspect and approve premises, which may result in slight changes to the plans, such as additional fire lane signs.

- Per the request of staff, performed a photometric analysis of the current parking lot lighting vs. sharp cutoff fixture. Unfortunately, a full cutoff fixture does not allow light to reach the edge of the parking lot.
- Wants to be a good neighbor, and willing to revisit the lighting discussion.

There being no public comments, Cousins closed the public hearing at 7:12 pm.

B. Special Land Use – Somers – Single Family Dwelling in AG

Cousins opened the public hearing at 7:12 pm.

Fedewa provided an overview through a memorandum dated April 11th.

The applicant, Jeff Somers, was present and offered the following:

- Submitted building permit application for a new single family home.
- Aware of the requirement to have active agriculture occurring prior to receiving a building permit.

There being no public comments, Cousins closed the public hearing at 7:15 pm.

C. Special Land Use – Somers – Outdoor Pond

Cousins opened the public hearing at 7:15 pm.

Fedewa provided an overview through a memorandum dated April 11th.

The applicant, Jeff Somers, was present and offered the following:

- Intends to use spoils from the pond as fill to construct the new home.

There being no public comments, Cousins closed the public hearing at 7:17 pm.

D. Special Land Use – Chapel – Outdoor Pond

Cousins opened the public hearing at 7:17 pm.

Fedewa provided an overview through a memorandum dated April 11th.

The applicant, Karl Chapel, was not present.

There being no public comments, Cousins closed the public hearing at 7:18 pm.

E. Special Land Use – Reenders – Expand Non-Conforming

Cousins opened the public hearing at 7:19 pm.

Fedewa provided an overview through a memorandum dated April 11th.

The applicant, Ken Reenders, and project engineer, Jim Milanowski, were present and offered the following:

- The zoning ordinance adopted in 1999, excluded storage units from the Commercial zoning district. This prevented the property owner from achieving full build-out.
- Believes the original Piper Lakes PUD includes the requirement for a connection between the apartments and the storage units.
 - In need of “approved access” to a hydrant, which must be approved by Fire/Rescue.
 - Applicant willing to install a breakaway fence.
- Requesting to install screening as the buildings are constructed. Not proposing screening along the north property line because of the county drain.

Public comments included:

- Clair Noll – 16862 Piper Lakes Circle Apt 306, Grand Haven:
 - Existing units, landscaping, and berm, are nice and maintained.
 - Enjoys the openness the property has without the 6 new buildings.
 - Does not want to see the mature trees cut down, has observed large nests that would be disturbed.
- Shirlee Achterhof – 14967 168th Avenue, Grand Haven:
 - Does not have an issue with the proposed expansion.
 - Wants screening between their properties such as a berm, row of hedges, or trees. Removing all the trees would lower property values.
- Paul Winter – 250 Washington, Grand Haven:
 - Attorney for Piper Lakes, see correspondence dated April 15, 2019.
 - Piper Lakes is not willing to grant access to the hydrant, which is 158-feet south of the lot line.
 - The PUD requirement for a future connection was intended for traffic, and not utilities.
 - Piper Lakes is a Class A complex, and the PUD had specific requirements to ensure a desirable end product.
 - Attempted to purchase the vacant land from the applicant.
 - Accepted that one building would have a direct view of the storage units but did not anticipate a second building having direct views too.
 - Proposed location of the road along the south lot line creates concern for the dog park, picnic area, and dumpsters being impacted. Also, potential for children to dart into the road.
 - Piper Lakes made a substantial investment in the property, and allowing the storage units to expand could have a chilling effect on other development.

There being no further public comments, Cousins closed the public hearing at 7:38 pm.

VIII. OLD BUSINESS

A. Special Land Use – Muskegon Community College – Higher Education

The Commissioners had the following comments to offer:

- Concerned about the outdoor lighting. Would like to revisit the subject in about 1 year.

Motion by Kieft, supported by Wilson, to **conditionally approve** the Special Land Use application to allow MCC to locate their Grand Haven campus to 16777 Lincoln Street, based on the application meeting standards set forth by the Grand Haven Charter Township Zoning Ordinance. The motion is subject to, and incorporates, the following report and condition:

1. Install landscape screening along the mechanical screening wall visible from 168th Avenue.
2. Revisit site lighting in January 2020.
3. Direct staff to review and approve any revisions required by the Bureau of Fire Services.
4. Direct staff to review and approve the future accessory building.

Which motion carried unanimously.

REPORT – MUSKEGON COMMUNITY COLLEGE – SPECIAL LAND USE

1. This approval is based on the affirmative findings that each of the following standards has been fulfilled:
 - A. The proposed use is consistent with, and promotes the intent and purpose of this Ordinance.
 - B. The proposed use is of such location, size, density, and character as to be compatible with adjacent uses of land and the orderly development of the district in which situated and of adjacent districts.
 - C. The proposed use does not have a substantially detrimental effect upon, nor substantially impair the value of, neighborhood property.
 - D. The proposed use is reasonably compatible with the natural environment of the subject premises and adjacent premises.
 - E. The proposed use does not unduly interfere with provision of adequate light or air, nor overcrowd land or cause a severe concentration of population.
 - F. The proposed use does not interfere or unduly burden water supply facilities, sewage collection and disposal systems, park and recreational facilities, and other public services.
 - G. The proposed use is such that traffic to, from, and on the premises and the assembly of persons relation to such use will not be hazardous, or inconvenient to the neighborhood, nor unduly conflict with the normal traffic of the neighborhood, considering, among other things: safe and convenient routes for pedestrian traffic, particularly of children, the relationship of the proposed use to main thoroughfares and to streets and intersections, and the general character and intensity of the existing and potential development of the neighborhood.
 - H. The proposed use is consistent with the health, safety, and welfare of the Township.

2. The application meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, the Planning Commission finds as follows:
 - A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site.
 - B. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this ordinance.
 - C. Safe, convenient, uncontested, and well defined vehicular and pedestrian circulation is provided for ingress/egress points and within the site. Drives, streets and other circulation routes are designed to promote safe and efficient traffic operations within the site and at ingress/egress points.
 - D. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area are planned to provide a safe and efficient circulation system for traffic within the township.
 - E. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission has required that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
 - F. Areas of natural drainage such as swales, wetlands, ponds, or swamps are protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.
 - G. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Landscaping shall be used, as appropriate, to accomplish these purposes.
 - H. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
 - I. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate.
 - J. Appropriate measures have been taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions have been made to accommodate storm water, prevent erosion and the formation of dust.
 - K. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets, and consists of sharp cut-off fixtures.
 - L. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public streets, are screened.
 - M. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
 - N. The site plans conform to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
 - O. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.

B. Special Land Use – Somers – Single Family Dwelling in AG

The Commissioners had the following comments to offer:

- Questioned why an Ag Exempt permit was issued.
 - Fedewa explained Ag Exempt permits are not reviewed by the Planning Commission, and the permit only preempts building code.
- Questioned if the Township is ensuring agricultural activity is taking place prior to issuing the building permit. Also inquired if staff monitor and enforce these activities.
 - Fedewa confirmed these actions are taking place.
- Some are not in favor of having to going through this process on such a regular basis.
 - Cargo suggested property be rezoned to RP or RR to allow the house to be built first, and then a special land use permit to have agriculture.

Motion by Wilson, supported by Reenders, to **conditionally approve** the Special Land Use application to allow a Single Family Dwelling in the AG District for property located at 12400 Lincoln Farms Drive, based on the application meeting standards set forth by the Grand Haven Charter Township Zoning Ordinance. The motion is subject to, and incorporates, the following report and condition:

1. No building permits shall be issued until the property is engaged in an active agricultural activity that is permitted in the AG zoning district. The applicant shall schedule a site inspection with the Zoning Administrator to confirm the activity prior to issuance of building permits.

Which motion carried, with Kieft opposed because the agricultural activity is not in place yet.

REPORT – SOMERS – SPECIAL LAND USE

1. This approval is based on the affirmative findings that each of the following standards has been fulfilled:
 - A. The proposed use is consistent with, and promotes the intent and purpose of this Ordinance.
 - B. The proposed use is of such location, size, density, and character as to be compatible with adjacent uses of land and the orderly development of the district in which situated and of adjacent districts.
 - C. The proposed use does not have a substantially detrimental effect upon, nor substantially impair the value of, neighborhood property.
 - D. The proposed use is reasonably compatible with the natural environment of the subject premises and adjacent premises.
 - E. The proposed use does not unduly interfere with provision of adequate light or air, nor overcrowd land or cause a severe concentration of population.
 - F. The proposed use does not interfere or unduly burden water supply facilities, sewage collection and disposal systems, park and recreational facilities, and other public services.
 - G. The proposed use is such that traffic to, from, and on the premises and the assembly of persons relation to such use will not be hazardous, or inconvenient to the neighborhood, nor unduly conflict with the normal traffic of the neighborhood, considering, among other things: safe and convenient routes for pedestrian traffic, particularly of children, the relationship of the proposed use to main thoroughfares and to streets and intersections, and the general character and intensity of the existing and potential development of the neighborhood.
 - H. The proposed use is consistent with the health, safety, and welfare of the Township.

2. The application meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, the Planning Commission finds as follows:
 - A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site.
 - B. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this ordinance.
 - C. Safe, convenient, uncontested, and well defined vehicular and pedestrian circulation is provided for ingress/egress points and within the site. Drives, streets and other circulation routes are designed to promote safe and efficient traffic operations within the site and at ingress/egress points.
 - D. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area are planned to provide a safe and efficient circulation system for traffic within the township.
 - E. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission has required that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
 - F. Areas of natural drainage such as swales, wetlands, ponds, or swamps are protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.
 - G. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Landscaping shall be used, as appropriate, to accomplish these purposes.
 - H. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
 - I. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate.
 - J. Appropriate measures have been taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions have been made to accommodate storm water, prevent erosion and the formation of dust.
 - K. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets, and consists of sharp cut-off fixtures.
 - L. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public streets, are screened.
 - M. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
 - N. The site plans conform to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
 - O. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.

C. Special Land Use – Somers – Outdoor Pond

The Commissioners inquired if the pond could be dug before the house was built, and before the agricultural activity is in place. Per Fedewa, yes, the pond can be dug first.

Motion by Taylor, supported by Wilson, to **conditionally approve** the Outdoor Pond Special Land Use application for 12400 Lincoln Farms Drive, based on the application meeting the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance. This motion is subject to, and incorporates, the following report and condition:

1. Shall provide the Township with a copy of the Soil Erosion and Sedimentation Control permit, or Letter of No Authority prior to digging the pond.

Which motion carried unanimously.

REPORT – SOMERS – SPECIAL LAND USE

1. This approval is based on the affirmative findings that each of the following standards has been fulfilled:
 - A. The proposed use is consistent with, and promotes the intent and purpose of this Ordinance.
 - B. The proposed use is of such location, size, density, and character as to be compatible with adjacent uses of land and the orderly development of the district in which situated and of adjacent districts.
 - C. The proposed use does not have a substantially detrimental effect upon, nor substantially impair the value of, neighborhood property.
 - D. The proposed use is reasonably compatible with the natural environment of the subject premises and adjacent premises.
 - E. The proposed use does not unduly interfere with provision of adequate light or air, nor overcrowd land or cause a severe concentration of population.
 - F. The proposed use does not interfere or unduly burden water supply facilities, sewage collection and disposal systems, park and recreational facilities, and other public services.
 - G. The proposed use is such that traffic to, from, and on the premises and the assembly of persons relation to such use will not be hazardous, or inconvenient to the neighborhood, nor unduly conflict with the normal traffic of the neighborhood, considering, among other things: safe and convenient routes for pedestrian traffic, particularly of children, the relationship of the proposed use to main thoroughfares and to streets and intersections, and the general character and intensity of the existing and potential development of the neighborhood.
 - H. The proposed use is consistent with the health, safety, and welfare of the Township.
2. The application meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, the Planning Commission finds as follows:
 - A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site.
 - B. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this ordinance.
 - C. Safe, convenient, uncontested, and well defined vehicular and pedestrian circulation is provided for ingress/egress points and within the site. Drives, streets and other circulation routes are designed to promote safe and efficient traffic operations within the site and at ingress/egress points.
 - D. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area are planned to provide a safe and efficient circulation system for traffic within the township.

- E. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission has required that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
- F. Areas of natural drainage such as swales, wetlands, ponds, or swamps are protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.
- G. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Landscaping shall be used, as appropriate, to accomplish these purposes.
- H. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
- I. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate.
- J. Appropriate measures have been taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions have been made to accommodate storm water, prevent erosion and the formation of dust.
- K. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets, and consists of sharp cut-off fixtures.
- L. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public streets, are screened.
- M. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
- N. The site plans conform to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
- O. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.

D. Special Land Use – Chapel – Outdoor Pond

Motion by Kieft, supported by Wilson, to **conditionally approve** the Outdoor Pond Special Land Use application for 70-07-10-400-008, based on the application meeting the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance. This motion is subject to, and incorporates, the following report and condition:

- 1. Shall provide the Township with a copy of the DEQ Permit prior to digging the pond.
- 2. Aeration device shall be appropriately sized for a 5-acre pond.

Which motion carried unanimously.

REPORT – CHAPEL – SPECIAL LAND USE

- 1. This approval is based on the affirmative findings that each of the following standards has been fulfilled:
 - A. The proposed use is consistent with, and promotes the intent and purpose of this Ordinance.

- B. The proposed use is of such location, size, density, and character as to be compatible with adjacent uses of land and the orderly development of the district in which situated and of adjacent districts.
 - C. The proposed use does not have a substantially detrimental effect upon, nor substantially impair the value of, neighborhood property.
 - D. The proposed use is reasonably compatible with the natural environment of the subject premises and adjacent premises.
 - E. The proposed use does not unduly interfere with provision of adequate light or air, nor overcrowd land or cause a severe concentration of population.
 - F. The proposed use does not interfere or unduly burden water supply facilities, sewage collection and disposal systems, park and recreational facilities, and other public services.
 - G. The proposed use is such that traffic to, from, and on the premises and the assembly of persons relation to such use will not be hazardous, or inconvenient to the neighborhood, nor unduly conflict with the normal traffic of the neighborhood, considering, among other things: safe and convenient routes for pedestrian traffic, particularly of children, the relationship of the proposed use to main thoroughfares and to streets and intersections, and the general character and intensity of the existing and potential development of the neighborhood.
 - H. The proposed use is consistent with the health, safety, and welfare of the Township.
2. The application meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, the Planning Commission finds as follows:
- A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site.
 - B. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this ordinance.
 - C. Safe, convenient, uncontested, and well defined vehicular and pedestrian circulation is provided for ingress/egress points and within the site. Drives, streets and other circulation routes are designed to promote safe and efficient traffic operations within the site and at ingress/egress points.
 - D. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area are planned to provide a safe and efficient circulation system for traffic within the township.
 - E. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission has required that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
 - F. Areas of natural drainage such as swales, wetlands, ponds, or swamps are protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.
 - G. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Landscaping shall be used, as appropriate, to accomplish these purposes.
 - H. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
 - I. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate.

- J. Appropriate measures have been taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions have been made to accommodate storm water, prevent erosion and the formation of dust.
- K. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets, and consists of sharp cut-off fixtures.
- L. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public streets, are screened.
- M. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
- N. The site plans conform to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
- O. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.

E. Special Land Use – Reenders – Expand Non-Conforming

The Commissioners had the following comments to offer:

- Information presented at the meeting was persuasive, and some do not feel comfortable making a decision at this time.
- The future cross-access points between Piper Lakes and adjacent property was intended for vehicular traffic, particularly residential developments.
- The normal policy for non-conforming uses are to gradually eliminate them, and not allow them to expand.
- Questioning the roadway placement on the south lot line, instead of the north where it would have less impact on tenants.
 - Relocating to the north results in a greater impact to the wetlands.
- Proposed screening would not address the view of tenants on the 2nd and 3rd floors of the apartment buildings.
- If the storage units are not built, then what could be built in its place that would not require the existing buildings to be razed?
- Various suggestions were provided to improve the application.

Motion by LaMourie, supported by Chalifoux, to **table** the Special Land Use application and direct the applicant to consider the following:

1. Better screening along the north and south lot lines.
2. Reorient the buildings, or perhaps adjust the size of the buildings.
3. Reconcile approved access to a hydrant within 600 feet.
4. Provide a lighting plan that shows the type, and placement, of fixtures.

Which motion carried, as indicated by the following roll call vote:

Ayes: Taylor, Cousins, LaMourie, Chalifoux

Nays: Wilson, Kieft, Reenders

IX. NEW BUSINESS

A. Resolution 19-03-01 – Support the 2019-2022 Strategic Plan

Motion by Chalifoux, supported by Taylor, to **table** consideration of the Strategic Plan until the next meeting. **Which motion carried unanimously.**

X. REPORTS

A. Attorney Report – None

B. Staff Report

- April 18th – Joint Board, Planning Commission, and ZBA Meeting
- May 6th – No Meeting Due to the Special Election

C. Other – None

XI. EXTENDED PUBLIC COMMENTS

- Tim Whalen – 16527 Lake Michigan Drive:
 - Inquired about an opportunity to comment on the draft of the new zoning ordinance. Per Fedewa, Community Open House to be held in May.

XII. ADJOURNMENT

Without objection, the meeting adjourned at 9:09 pm.

Respectfully submitted,


Stacey Fedewa, AICP
Acting Recording Secretary