

# CHEBOYGAN COUNTY PLANNING COMMISSION

870 SOUTH MAIN ST., ROOM 103 ■ PO Box 70 ■ CHEBOYGAN, MI 49721  
PHONE: (231)627-8489 ■ TDD: (800)649-3777

## CHEBOYGAN COUNTY PLANNING COMMISSION MEETING WEDNESDAY, OCTOBER 15, 2014 AT 7:00 P.M. ROOM 135 – COMMISSIONER'S ROOM - CHEBOYGAN COUNTY BUILDING

**PRESENT:** Bartlett, Freese, Borowicz, Croft, Ostwald, Lyon, Jazdzyk  
**ABSENT:** Kavanaugh, Churchill  
**STAFF:** Scott McNeil  
**GUESTS:** Judy Ostwald, Bob Lyon, Bernie Schramm, Kevin, Gouine, Tony Matelski, Carl Muscott, George Kisskila, Jr., Trudy Lofgren

The meeting was called to order by Chairperson Croft at 7:00pm.

### PLEDGE OF ALLEGIANCE

Chairperson Croft led the Pledge of Allegiance.

### APPROVAL OF AGENDA

The meeting agenda was presented. **Motion** by Mr. Borowicz, seconded by Mr. Bartlett, to approve the agenda as presented. Motion carried unanimously.

### APPROVAL OF MINUTES

The October 1, 2014 Planning Commission minutes were presented. **Motion** by Mr. Borowicz, seconded by Mr. Jazdzyk, to approve the meeting minutes as presented. Motion carried unanimously.

### PUBLIC HEARING AND ACTION ON REQUESTS

**An ordinance to amend Cheboygan County Zoning Ordinance No. 200 to rezone the following real property in Inverness Township, Cheboygan County identified by Parcel Identification Nos. 16-092-007-200-001-02 and 16-092-007-200-001-03 as of September 23, 2014, from Lake and Stream Protection District (P-LS) and Agriculture/Forestry Management District (M-AF), to Commercial Development District (D-CM).**

Mr. McNeil stated there are two separate rezoning applications for two separate parcels. Mr. McNeil stated the request is to rezone these parcels from Lake and Stream Protection and Agriculture/Forestry Management to Commercial Development. Mr. McNeil reviewed an aerial photo of the two parcels and noted the parcels are approximately ½ mile south of the city limits, 1200ft. north of VFW Road and 1000ft. east of Townline Road. Mr. McNeil noted the north parcel is owned by RM Andrews Investments LLC and the south parcel is owned by Richard and Penny Hollopeter.

Ms. Lyon stated her concerns regarding parking lot runoff into Tannery Creek. Ms. Croft stated this is not an issue the Planning Commission can address at this time. Ms. Croft noted the Planning Commission is not reviewing a site plan. Mr. Jones stated that with design they will make sure there is no additional runoff into the stream. Mr. Jazdzyk asked where runoff will be directed. Mr. Jones stated there will be a detention basin. Mr. Jazdzyk asked if Tannery Creek is constantly flowing. Mr. Borowicz and Mr. Freese stated that there is water in this creek all of the time. Mr. Jones stated there is a drainage ditch that runs into Tannery Creek on the north side of the property and that Tannery Creek does not flow all of the way through the property. Mr. Jazdzyk asked for the location of the proposed detention basin. Mr. Kisskila stated it will be located on the south west corner. Mr. McNeil noted that storm water runoff would be reviewed by the Soil Erosion officer.

Ms. Croft asked for public comments. There were no public comments. Public comment closed.

### **Cris Jones/ RM Andrews Investments, LLC**

Ms. Croft read the General Findings of Fact:

The Planning Commission having considered the Application, the Planning Commission having heard the statements of the Applicants agents, the Planning Commission having considered letters submitted by members of the public and comments by

members of the public and written evidence and exhibits on the record, and the Planning Commission having reached a decision on this matter, states as follows:

1. The Planning Commission finds that the applicant proposes rezoning of certain real property in the application from Agricultural and Forest Management District (M-AF) and Lake and Stream Protection to Commercial Development District (D-CM). See exhibit 3
2. The Planning Commission finds that the application is made by Mr. Chris Jones, Contract Purchaser, Meijer Inc, See exhibit 3.
3. The Planning Commission finds that the legal description of the property at issue, including the proposed property to be rezoned, is attached to the application. See exhibit 3.
4. The Planning Commission finds that the Cheboygan County Master Plan designates the area with the proposed rezoning as being offered as Commercial and Residential. See exhibit 6, figure 2.

The Planning Commission reviewed the Rezoning Factors:

**1. Is the proposed rezoning reasonably consistent with surrounding uses?**

- A. The Planning Commission finds that subject property is directly contiguous to an area already located in the D-CM District, such that adding the subject property as proposed by the applicant for rezoning would not result in an isolated, detached area of land rezoned D-CM. See exhibit 6 figure 2.
- B. The Planning Commission finds that based upon the information provided in the staff report which includes the Cheboygan County Master Plan and future land use map that the plan states in a relevant part, that: *Because the Commercial classification includes a diverse collection of land areas with a variety of attributes, access to the area and the impact on the surrounding property should be considered carefully. Also, the specific nature of the land should be reviewed when determining appropriate commercial land uses. See exhibits 2 and 6.*
- C. The Planning Commission finds that upon review of the specific nature of land use in the subject development of the subject area will require access from North Straits Highway (M-27) which includes contiguous land currently zoned D-CM. The Planning Commission also finds that many surrounding properties currently contain commercial uses and that rezoning would not create a negative impact on surrounding property. See Exhibit 6 figure 1.

**Motion** by Mr. Borowicz, supported by Mr. Freese, that this factor has been met based on Will Support The Factor A, B and C. 7 Ayes (Bartlett, Freese, Borowicz, Croft, Ostwald, Lyon, Jazdzyk) 0 Nays, 2 Absent (Kavanaugh, Churchill)

**2. Will there be an adverse physical impact on surrounding properties?**

- A. The Planning Commission finds that there is no evidence that the proposed rezoning would result in an adverse physical impact on surrounding properties as Commercial uses currently exist in the area. Activities which could occur if the subject property is rezoned would not physically disturb the properties surrounding the land proposed for the rezoning. See exhibits 1 and 2.
- B. The Planning Commission finds that, as per the adopted Cheboygan County Master Plan, the future land use categories for surrounding properties may very well better describe the desired future land use on any given parcel, there is support in the Master Plan that this proposed rezoning would allow land uses which would be compatible with surrounding properties and meet the County's land use goals. See exhibit 2

**Motion** by Mr. Borowicz, supported by Mr. Freese, that this factor has been met based on Will Support The Factor A and B. 7 Ayes (Bartlett, Freese, Borowicz, Croft, Ostwald, Lyon, Jazdzyk) 0 Nays, 2 Absent (Kavanaugh, Churchill)

**3. Will there be an adverse effect on property values in the adjacent area?**

- A. The Planning Commission finds that there is no evidence in the form of an appraisal or other document study which shows, that if the rezoning is granted, there would be an adverse effect on property values in the area.

**Motion** by Mr. Freese, supported by Ms. Lyon, that this factor has been met based on Will Support The Factor A. 7 Ayes (Bartlett, Freese, Borowicz, Croft, Ostwald, Lyon, Jazdzyk) 0 Nays, 2 Absent (Kavanaugh, Churchill)

**4. Have there been changes in land use or other conditions in the immediate area or in the community in general which justify rezoning?**

- A. The Planning Commission finds that given the recent recession and slow economy in the area, there has been little development recently along the N. Straits Highway Corridor which is already zoned D-CM. When development does occur in the area, however, it occurs along this corridor. As such, development along and adjacent to this area by a viable business which likely will attract additional dollars in the area on property which remains largely undeveloped is a viable justification for the rezoning.

**Motion** by Mr. Freese, supported by Mr. Borowicz, that this factor has been met based on Will Support The Factor A. 7 Ayes (Bartlett, Freese, Borowicz, Croft, Ostwald, Lyon, Jazdzyk) 0 Nays, 2 Absent (Kavanaugh, Churchill)

**5. Will rezoning create a deterrent to the improvement or development of adjacent property in accordance with existing regulations?**

- A. The Planning Commission finds that given the size of the property being proposed for rezoning as well as surrounding properties which are not subject to the rezoning application, there is no evidence that the rezoning would deter the improvement or development of adjacent property in accordance with existing regulations much less future land use plans as proposed in Cheboygan County's future land use map. See exhibits 1, 2, and 6.

**Motion** by Mr. Freese, supported by Mr. Jazdzyk, that this factor has been met based on Will Support The Factor A. 7 Ayes (Bartlett, Freese, Borowicz, Croft, Ostwald, Lyon, Jazdzyk) 0 Nays, 2 Absent (Kavanaugh, Churchill)

**6. Will rezoning grant a special privilege to an individual property owner when contrasted with other property owners in the area or the general public (i.e. will rezoning result in spot zoning)?**

- A. The Planning Commission finds that the subject parcel is partially D-CM and is directly adjacent to property which is already zoned D-CM. As such, if the property is rezoned to D-CM, it would be contiguous with already existing D-CM zoned property. As such, the proposed rezoning does not create a special privilege or result in spot zoning. See exhibit 6 figure 1.

**Motion** by Mr. Freese, supported by Mr. Borowicz, that this factor has been met based on Will Support The Factor A. 7 Ayes (Bartlett, Freese, Borowicz, Croft, Ostwald, Lyon, Jazdzyk) 0 Nays, 2 Absent (Kavanaugh, Churchill)

**7. Are there substantial reasons why the property cannot be used in accordance with its present zoning classifications?**

- A. The Planning Commission finds that vehicle access to the property would be generated from North Straits Highway (M-27) and created through property currently zoned D-CM. Given this factor as well as the commercial development of larger properties to the north it is not particularly suitable for its existing zoning classification, much less the proposed future land use as provided in the County's Master Plan. See exhibits 1 and 6.

**Motion** by Ms. Lyon, supported by Mr. Ostwald, that this factor has been met based on Will Support The Factor A. 7 Ayes (Bartlett, Freese, Borowicz, Croft, Ostwald, Lyon, Jazdzyk) 0 Nays, 2 Absent (Kavanaugh, Churchill)

**8. Is the rezoning in conflict with the planned use for the property as reflected in the master plan?**

- A. The Planning Commission finds that the County's Master Plan depicts the future use of the subject property as being in the categories of Commercial and Residential. The Planning Commission finds that the County's Master Plan depicts the future use of the property to the east and west of subject property as being in the category Commercial which includes access to the subject property via North Straits Highway which is located to the east. See exhibit 2, future land use map and 6 figures 1 and 2.
- B. The Planning Commission finds that , as per the adopted Cheboygan County Master Plan, the future land use categories for surrounding properties may very well better describe the desired future land use on any given parcel, there is support in the Master Plan that this proposed rezoning would allow land uses which would be compatible with surrounding properties and meet the County's land use goals. See exhibit 2.

**Motion** by Mr. Freese, supported by Mr. Borowicz, that this factor has been met based on Will Support The Factor A and B. 7 Ayes (Bartlett, Freese, Borowicz, Croft, Ostwald, Lyon, Jazdzyk) 0 Nays, 2 Absent (Kavanaugh, Churchill)

**9. Is the site served by adequate public facilities or is the applicant able to provide them?**

- A. The Planning Commission finds that the site will be served by adequate public and private facilities by the applicant considering the type of uses which may be permitted on the property.

**Motion** by Mr. Borowicz, supported by Mr. Bartlett, that this factor has been met based on Will Support The Factor A. 7 Ayes (Bartlett, Freese, Borowicz, Croft, Ostwald, Lyon, Jazdzyk) 0 Nays, 2 Absent (Kavanaugh, Churchill)

**10. Are there sites nearby already properly zoned that can be used for the intended purposes?**

- A. The Planning Commission finds that although part of the property is zoned D-CM, the area so zoned is fairly narrow adjoining either side of Straits Highway. Therefore, with respect to the intended purposes of the rezoning proffered is limited throughout the area. See exhibit 6 figure 1.

**Motion** by Mr. Freese, supported by Ms. Lyon, that this factor has been met based on Will Support The Factor A. 7 Ayes (Bartlett, Freese, Borowicz, Croft, Ostwald, Lyon, Jazdzyk) 0 Nays, 2 Absent (Kavanaugh, Churchill)

Ms. Croft read the following: "In considering the foregoing, it is important to recognize that the considerations are general in nature, may overlap somewhat, and that there may be other factors not listed. When pondering the above questions, the decision maker must also give due consideration to (a) the general character of the area in which the subject property is located, (b) the property itself and its attendant physical limitations and suitability to particular uses, (c) the general desire to conserve property values and, (d) the general trend and character of population development. The community should evaluate whether other local remedies are available. The decision maker should not focus on any one concern among the various factors to be taken into consideration when passing upon a rezoning request."

**Motion** by Mr. Freese, supported by Mr. Jazdzyk, that based upon the general findings of fact and the rezoning factors that the applicant's request to rezone the subject area identified as Parcel ID No. of 092-007-200-001-02 is hereby recommended to be approved. Motion carried. 7 Ayes (Bartlett, Freese, Borowicz, Croft, Ostwald, Lyon, Jazdzyk) 0 Nays, 2 Absent (Kavanaugh, Churchill)

**Chris Jones/ Dick and Penny Hollopeter**

Ms. Croft read the General Findings of Fact:

The Planning Commission having considered the Application, the Planning Commission having heard the statements of the Applicants agents, the Planning Commission having considered letters submitted by members of the public and comments by members of the public and written evidence and exhibits on the record, and the Planning Commission having reached a decision on this matter, states as follows:

1. The Planning Commission finds that the applicant proposes rezoning of certain real property in the application from Agricultural and Forest Management District (M-AF) and Lake and Stream Protection to Commercial Development District (D-CM). See exhibit 3
2. The Planning Commission finds that the application is made by Mr. Chris Jones, Contract Purchaser, Meijer Inc, See exhibit 3.
3. The Planning Commission finds that the legal description of the property at issue, including the proposed property to be rezoned, is attached to the application. See exhibit 3.
4. The Planning Commission finds that the Cheboygan County Master Plan designates the area with the proposed rezoning as being offered as Commercial and Residential. See exhibit 6, figure 2.

The Planning Commission reviewed the Rezoning Factors:

1. **Is the proposed rezoning reasonably consistent with surrounding uses?**

- A. The Planning Commission finds that subject property is directly contiguous to an area already located in the D-CM District, such that adding the subject property as proposed by the applicant for rezoning would not result in an isolated, detached area of land rezoned D-CM. See exhibit 6 figure 2.
- B. The Planning Commission finds that based upon the information provided in the staff report which includes the Cheboygan County Master Plan and future land use map that the plan states in a relevant part, that: Because the Commercial classification includes a diverse collection of land areas with a variety of attributes, access to the area and the impact on the surrounding property should be considered carefully. Also, the specific nature of the land should be reviewed when determining appropriate commercial land uses. See exhibits 2 and 6.
- C. The Planning Commission finds that upon review of the specific nature of land use in the subject development of the subject area will require access from North Straits Highway (M-27) which includes contiguous land currently zoned D-CM. The Planning Commission also finds that many surrounding properties currently contain commercial uses and that rezoning would not create a negative impact on surrounding property. See Exhibit 6 figure 1.

**Motion** by Mr. Borowicz, supported by Mr. Freese, that this factor has been met based on Will Support The Factor A, B and C. Motion carried. 7 Ayes (Bartlett, Freese, Borowicz, Croft, Ostwald, Lyon, Jazdzyk) 0 Nays, 2 Absent (Kavanaugh, Churchill)

**2. Will there be an adverse physical impact on surrounding properties?**

- A. The Planning Commission finds that there is no evidence that the proposed rezoning would result in an adverse physical impact on surrounding properties as Commercial uses currently exist in the area. Activities which could occur if the subject property is rezoned would not physically disturb the properties surrounding the land proposed for the rezoning. See exhibits 1 and 2.
- B. The Planning Commission finds that, as per the adopted Cheboygan County Master Plan, the future land use categories for surrounding properties may very well better describe the desired future land use on any given parcel, there is support in the Master Plan that this proposed rezoning would allow land uses which would be compatible with surrounding properties and meet the County's land use goals. See exhibit 2

**Motion** by Mr. Jazdzyk, supported by Ms. Lyon, that this factor has been met based on Will Support The Factor A and B. Motion carried. 7 Ayes (Bartlett, Freese, Borowicz, Croft, Ostwald, Lyon, Jazdzyk) 0 Nays, 2 Absent (Kavanaugh, Churchill)

**3. Will there be an adverse effect on property values in the adjacent area?**

- A. The Planning Commission finds that there is no evidence in the form of an appraisal or other document study which shows, that if the rezoning is granted, there would be an adverse effect on property values in the area.

**Motion** by Mr. Borowicz, supported by Mr. Jazdzyk, that this factor has been met based on Will Support The Factor A. Motion carried. 7 Ayes (Bartlett, Freese, Borowicz, Croft, Ostwald, Lyon, Jazdzyk) 0 Nays, 2 Absent (Kavanaugh, Churchill)

**4. Have there been changes in land use or other conditions in the immediate area or in the community in general which justify rezoning?**

- A. The Planning Commission finds that given the recent recession and slow economy in the area, there has been little development recently along the N. Straits Highway Corridor which is already zoned D-CM. When development does occur in the area, however, it occurs along this corridor. As such, development along and adjacent to this area by a viable business which likely will attract additional dollars in the area on property which remains largely undeveloped is a viable justification for the rezoning.

**Motion** by Mr. Borowicz, supported by Mr. Jazdzyk, that this factor has been met based on Will Support The Factor A. Motion carried. 7 Ayes (Bartlett, Freese, Borowicz, Croft, Ostwald, Lyon, Jazdzyk) 0 Nays, 2 Absent (Kavanaugh, Churchill)

**5. Will rezoning create a deterrent to the improvement or development of adjacent property in accordance with existing regulations?**

- A. The Planning Commission finds that given the size of the property being proposed for rezoning as well as surrounding properties which are not subject to the rezoning application, there is no evidence that the rezoning

would deter the improvement or development of adjacent property in accordance with existing regulations much less future land use plans as proposed in Cheboygan County's future land use map. See exhibits 1, 2, and 6.

**Motion** by Mr. Jazdyk, supported by Mr. Borowicz, that this factor has been met based on Will Support The Factor A. Motion carried. 7 Ayes (Bartlett, Freese, Borowicz, Croft, Ostwald, Lyon, Jazdyk) 0 Nays, 2 Absent (Kavanaugh, Churchill)

**6. Will rezoning grant a special privilege to an individual property owner when contrasted with other property owners in the area or the general public (i.e. will rezoning result in spot zoning)?**

- A. The Planning Commission finds that the subject parcel is partially D-CM and is directly adjacent to property which is already zoned D-CM. As such, if the property is rezoned to D-CM, it would be contiguous with already existing D-CM zoned property. As such, the proposed rezoning does not create a special privilege or result in spot zoning. See exhibit 6 figure 1.

**Motion** by Mr. Jazdyk, supported by Mr. Ostwald, that this factor has been met based on Will Support The Factor A. Motion carried. 7 Ayes (Bartlett, Freese, Borowicz, Croft, Ostwald, Lyon, Jazdyk) 0 Nays, 2 Absent (Kavanaugh, Churchill)

**7. Are there substantial reasons why the property cannot be used in accordance with its present zoning classifications?**

- A. The Planning Commission finds that vehicle access to the property would be generated from North Straits Highway (M-27) and created through property currently zoned D-CM. Given this factor as well as the commercial development of larger properties to the north it is not particularly suitable for its existing zoning classification, much less the proposed future land use as provided in the County's Master Plan. See exhibits 1 and 6.

**Motion** by Mr. Borowicz, supported by Mr. Freese, that this factor has been met based on Will Support The Factor A. Motion carried. 7 Ayes (Bartlett, Freese, Borowicz, Croft, Ostwald, Lyon, Jazdyk) 0 Nays, 2 Absent (Kavanaugh, Churchill)

**8. Is the rezoning in conflict with the planned use for the property as reflected in the master plan?**

- A. The Planning Commission finds that the County's Master Plan depicts the future use of the subject property as being in the categories of Commercial and Residential. The Planning Commission finds that the County's Master Plan depicts the future use of the property to the east and west of subject property as being in the category Commercial which includes access to the subject property via North Straits Highway which is located to the east. See exhibit 2, future land use map and 6 figures 1 and 2.
- B. The Planning Commission finds that , as per the adopted Cheboygan County Master Plan, the future land use categories for surrounding properties may very well better describe the desired future land use on any given parcel, there is support in the Master Plan that this proposed rezoning would allow land uses which would be compatible with surrounding properties and meet the County's land use goals. See exhibit 2.

**Motion** by Mr. Borowicz, supported by Mr. Freese, that this factor has been met based on Will Support The Factor A and B. Motion carried. 7 Ayes (Bartlett, Freese, Borowicz, Croft, Ostwald, Lyon, Jazdyk) 0 Nays, 2 Absent (Kavanaugh, Churchill)

**9. Is the site served by adequate public facilities or is the applicant able to provide them?**

- A. The Planning Commission finds that the site will be served by adequate public and private facilities by the applicant considering the type of uses which may be permitted on the property.

**Motion** by Mr. Jazdyk, supported by Ms. Lyon, that this factor has been met based on Will Support The Factor A. Motion carried. 7 Ayes (Bartlett, Freese, Borowicz, Croft, Ostwald, Lyon, Jazdyk) 0 Nays, 2 Absent (Kavanaugh, Churchill)

**10. Are there sites nearby already properly zoned that can be used for the intended purposes?**

- A. The Planning Commission finds that although part of the property is zoned D-CM, the area so zoned is fairly narrow adjoining either side of Straits Highway. Therefore, with respect to the intended purposes of the rezoning proffered is limited throughout the area. See exhibit 6 figure 1.

**Motion** by Mr. Freese, supported by Mr. Bartlett, that this factor has been met based on Will Support The Factor A. Motion carried. 7 Ayes (Bartlett, Freese, Borowicz, Croft, Ostwald, Lyon, Jazdzyk) 0 Nays, 2 Absent (Kavanaugh, Churchill)

**Motion** by Mr. Freese, supported by Mr. Ostwald, that based upon the general findings of fact and the rezoning factors that the applicant's request to rezone the subject area identified as Parcel ID No. of 092-007-200-001-03 is hereby recommended to be approved. Motion carried. 7 Ayes (Bartlett, Freese, Borowicz, Croft, Ostwald, Lyon, Jazdzyk) 0 Nays, 2 Absent (Kavanaugh, Churchill)

**R.E. Gouine General Construction/Kevin Gouine** - Requests a Special Use Permit for a Contractors yard and materials handling operation (Section 6.3.3.) The property is located on North Straits Highway in Inverness Township, section 24, parcel #091-024-300-004-01 and is zoned Commercial Development (D-CM).

Mr. McNeil reviewed the site plan and noted that the applicant has been operating at this location for over 4 years. Mr. McNeil stated this special use permit will bring the applicant into compliance. Mr. McNeil stated the contractor's yard activity will take place in a 400ft. x 500ft. area which is zoned Commercial Development. Mr. McNeil stated the applicant is also proposing soil removal in both the Commercial Development and Agriculture/Forestry zoning districts. Mr. McNeil stated there will not be any employees or any parking. Mr. McNeil noted that a future sign is indicated on the site plan that meets the zoning requirements for a freestanding sign in the Commercial Development zoning district.

Mr. Gouine stated that when he started this use four years ago he was not aware that he needed a permit. Mr. Gouine stated there were a couple of people from the county that were at the site. Mr. Gouine stated someone from the county talked with an employee and they did not indicate there was a problem.

Mr. McNeil noted that a letter was received today in regards to this application and the Planning Commission members have been provided a copy of the letter.

Mr. Jazdzyk asked if Mr. Gouine plans to expand the business and if there will be more activity in the future. Mr. Gouine stated there will not be any more activity unless he buys more trucks. Mr. Gouine stated that once this parcel is stripped off he plans to sell the parcel as commercial property. Mr. Gouine stated the freestanding sign will have his name on it for the time being and once the top soil is stripped off it will be a for sale sign.

Ms. Croft asked for public comments. There were no public comments. Public comment closed.

**Motion** by Mr. Borowicz, seconded by Mr. Ostwald, to grant the topography waiver request. Motion carried. 7 Ayes (Bartlett, Freese, Borowicz, Croft, Ostwald, Lyon, Jazdzyk) 0 Nays, 2 Absent (Kavanaugh, Churchill)

The Planning Commission reviewed and approved the General Findings. The Planning Commission reviewed and approved the Finding of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10. **Motion** by Mr. Borowicz, seconded by Mr. Ostwald, to approve the special use permit based on the General Findings, Finding of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10. Motion carried. 7 Ayes (Bartlett, Freese, Borowicz, Croft, Ostwald, Lyon, Jazdzyk) 0 Nays, 2 Absent (Kavanaugh, Churchill)

#### **UNFINISHED BUSINESS**

Discussion was held regarding an enforcement issue.

#### **NEW BUSINESS**

No comments.

#### **STAFF REPORT**

Mr. McNeil stated the Planning Commission has received a copy of the draft Master Plan Update from Burt Township. Mr. McNeil stated this will be included on a future agenda for the Planning Commission to formally review and make comments.

#### **PLANNING COMMISSION COMMENTS**

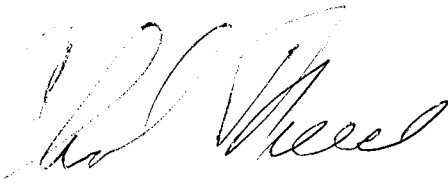
No comments.

#### **PUBLIC COMMENTS**

No comments.

**ADJOURN**

**Motion** by Mr. Borowicz to adjourn. Motion carried. Meeting was adjourned at 7:48pm.

A handwritten signature in cursive script, appearing to read "Charles Freese".

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Charles Freese  
Planning Commission Secretary