

# CHEBOYGAN COUNTY PLANNING COMMISSION

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## CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING WEDNESDAY, APRIL 21, 2021 AT 7:00 P.M. ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING

- PRESENT:** Bartlett, Freese, Kavanaugh, Borowicz, Croft, Lyon, Delana, Thompson  
**ABSENT:** None  
**STAFF:** Mike Turisk, Jen Merk  
**GUESTS:** Steve Warfield, Angela Walters, Eric Boyd, Tamara Richards, Dawn Webb, Russell Crawford, Krysta Wiley, Brian Fullford, John Moore

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. Kavanaugh, seconded by Mr. Borowicz, to approve the agenda as presented. Motion carried unanimously.

### APPROVAL OF MINUTES

The March 17, 2021 Planning Commission minutes were presented. **Motion** by Mr. Borowicz, seconded by Mr. Delana, to approve the meeting minutes as presented. Motion carried unanimously.

### SCHEDULED PUBLIC HEARING

**Krysta Wiley - An application for a special use permit for a commercial kennel, per Section 9.3.17. of the Zoning Ordinance (Commercial kennels, pet shops, and veterinary hospitals, according to Section 17.16.)**

Ms. Merk reviewed the background information contained in the staff report.

Ms. Wiley stated the dogs have an outside run and are outdoors during the day to play. Ms. Wiley explained that the puppies transition to tending to the chickens and goats to prepare for their new farm homes.

Mr. Freese asked Ms. Wiley how many intact males she has at this site. Ms. Wiley stated five. Mr. Freese asked if they are used for breeding. Ms. Wiley stated that two are rescue dogs and one dog doesn't like other dogs and will be neutered in the future. Ms. Wiley stated the two dogs that are outside are intact. Mr. Freese asked if all the dogs are licensed. Ms. Wiley stated yes. Discussion was held. Mr. Freese noted that the regulation states that if they have 15 intact females, they are required to obtain a large breeder license from the state. Mr. Freese stated that Ms. Wiley can have 14 based on the county licensing regulation. Mr. Freese stated that Ms. Wiley will have to meet all the state requirements.

Mr. Kavanaugh asked Ms. Wiley to explain mesh tarp screening. Ms. Wiley stated the mesh tarp screening is used on construction sites. Ms. Wiley stated that rain can go through the mesh tarp screening and it won't be ruined by the weather.

Mr. Kavanaugh asked if a commercial refuse hauler will be taking the waste. Ms. Wiley stated yes. Mr. Kavanaugh stated that Ms. Wiley had indicated that the fecal waste will stay in the runs. Mr. Kavanaugh stated that the Planning Commission will be looking at a recommendation to collect the waste and eliminate it properly.

Mr. Thompson stated that two things stand out on this request and they are the waste and the transparency of inspections. Mr. Thompson stated that there are 24 dogs. Ms. Wiley stated there are not that many dogs and the puppies are in a different

run and their area gets cleaned out. Ms. Wiley stated the puppies are 7 weeks old. Mr. Thompson stated his concerns regarding a search warrant being required for inspections. Ms. Wiley stated that the inspector can come on the property, but she would like a heads up that there will be an inspection.

Mr. Freese noted that the inspection will include the house as it is being utilized as a part of the kennel. Mr. Freese asked if the fencing is adequate to keep all the dogs in without collapsing. Mr. Freese stated that when he visited the site there was a large dog in with all the other dogs and the fence was moving. Ms. Wiley stated normally there are not random people showing up at her property and she would normally bring the dogs in for safety reasons. Mr. Freese stated that the Planning Commission may require that the fencing be opaque so the dogs can't see the road and that the fencing be adequate to keep the dogs in.

Ms. Lyon asked how many dogs are taken in to the house at night. Ms. Wiley stated that all 10 dogs are taken in to the house at night. Ms. Lyon asked if there are kennels inside for the dogs. Ms. Wiley stated that there are 5 crates inside. Ms. Wiley stated that one puppy is only 3 months old. Ms. Lyon asked if there are any other animals inside the home. Ms. Wiley stated that she has 8 cats.

Ms. Croft asked for public comments.

Deputy Walters stated that regarding fencing, there are requirements under the MCL287270 that state that construction of a kennel has to be so that the public or a stray dog cannot obtain entrance or become nose to nose with a dog. Deputy Walters stated that a secondary fence would have to be placed around the kennel area. Deputy Walters stated that regarding animal waste, dogs and animals cannot be wading in their own feces because of diseases and this falls under the animal cruelty laws. Deputy Walters stated that regarding other animals on the property (i.e. livestock guardian dogs), if they are used for breeding purposes or for sale, they do have to be part of the kennel according to MCL287270.

Mr. Freese stated that MCL287270 states that even breeding females, either, which have been bred, are going to be bred or can be bred, are included. Mr. Freese stated that if there are 15 dogs they are subject to this state law. Deputy Walters stated that 15 whelping females is any female that can be bred or has been bred. Deputy Walters stated they do not count sterilized females. Deputy Walters stated that when you reach the 15 or more, then you have to get a state large scale breeding kennel license, which has more requirements. Deputy Walters stated if there are 15 or more whelping females Ms. Wiley will need to have a large scale breeding state license. Mr. Freese asked Ms. Wiley how many intact females she has at this site. Ms. Wiley stated 6.

Ms. Lyon asked Deputy Walters if she has inspected inside the home where the crates are located. Deputy Walters stated that she did a full inspection of the property in February. Deputy Walters stated that when she was there, the 9 nine dogs were inside the home, free running, and they were let outside into the run. Deputy Walters stated that there were puppies at that time that were inside the home. Deputy Walters stated that she did not find any issues during this inspection. Deputy Walters stated that the few crates that she saw were clean, but were not being used at that time. Deputy Walters stated that one crate had puppies in it and there was another crate in the back that she did not inspect.

Mr. Delana asked Deputy Walters if there was anything else that gave her concern during the inspection. Deputy Walters stated that she did a full property inspection. Deputy Walters stated that she provided pictures and talked to the assistant prosecutor. Deputy Walters stated that it was a cold day and that Ms. Wiley was instructed to make sure that the water isn't frozen for the outside animals. Deputy Walters stated that other than that everything was fine.

Public comment closed.

Mr. Kavanaugh stated that the main concerns are animal waste, fencing, water sampling and screening.

Ms. Wiley stated that the water was tested in 2013 when she purchased the property and the result came back fine.

Ms. Lyon asked how far the animals are from the stream at the back of the property. Ms. Wiley stated the animals are 400-500 feet away from the stream. Ms. Wiley explained that one building is approximately 100 feet from the ditch. Ms. Wiley explained that this is not a stream but a ditch for runoff. Mr. Freese stated that based on the aerial photo, he believes it is approximately 290ft. to the stream. Ms. Wiley stated that the manure and feces will not reach the water. Mr. Freese stated that if it is cleaned up daily on the site there will not be any contamination of the water.

**Motion** by Mr. Freese, seconded by Mr. Kavanaugh, to grant the topography waiver request and sealed site plan waiver request. Motion carried. 7 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Delana, Thompson), 1 Nay (Lyon), 0 Absent

The Planning Commission reviewed the General Findings, Finding of Fact Under Section 17.16, Finding of Fact Under Section 18.7 and Specific Findings of Fact Under Section 20.10. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, to approve the special use permit based on the General Findings, Finding of Fact Under Section 17.16, Finding of Fact Under Section 18.7 and Specific Findings of Fact Under Section 20.10 with the following conditions:

1. All dog enclosures shall be screened so that any activity on neighboring parcels or roadways shall not be visible to dogs.
2. The applicant shall obtain and maintain a kennel license for the commercial kennel facility from Cheboygan County Animal Control.
3. The applicant shall not have fifteen or more whelping female dogs, unless the applicant obtains a state large scale dog breeding kennel license.
4. All dogs, except livestock guardian dogs, must be housed within completely enclosed buildings between the hours of 10:00pm and 8:00am, per the requirements of Section 17.16 of the Zoning Ordinance.
5. Dog feces and food waste shall be removed at least daily to prevent accumulation and to reduce disease hazards, insects, vermin and odors.
6. The applicant shall provide the Planning and Zoning Department the Acceptance of Conditions form (to be attached to the special land use approval letter) within thirty (30) calendar days from the date of the approval letter. This form shall be signed by the property owner(s) or their legal representatives, otherwise the approved special land use may be deemed void upon thirty (30) days written notification to the applicant.
7. Any changes to the approved special use shall be subject to review by the Planning and Zoning Department and may require approval by the Planning Commission.
8. It is the applicant's responsibility to obtain any additional permits or meet additional conditions, if any, that may be applicable to the land use pursuant to other federal, state, or local laws or regulations and more specifically State laws MCL 287.270 and MCL 750.50.
9. All fencing shall be sufficient height and strength to contain the dogs at all times. All fencing is to be opaque. Zoning Administrator is to inspect the fencing to ensure that these requirements are met.
10. It is the applicant's responsibility to obtain an annual bacteriological sample for the well.
11. It is the applicant's responsibility to obtain a licensed refuse hauler to remove the animal waste at routine intervals so as not to create a nuisance.

Motion carried. 7 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Delana, Thompson), 1 Nay (Lyon), 0 Absent

Supervisor Crawford stated his concerns regarding the creek that runs along the property. Supervisor Crawford stated that the creek runs into the Little Pigeon River and into Mullett Lake. Supervisor Crawford stated his concerns for the neighbors having to listen to barking dogs. Supervisor Crawford stated that there are 5 residences in close proximity to Ms. Wiley's property. Supervisor Crawford stated that the creek is not included on the site plan. Mr. Delana explained that this is an intermittent stream. Mr. Freese stated that this is one of the streams that was removed from the Lake and Stream Protection Zoning District. Mr. Freese stated that the DNR does not object to farming next to streams as long as the animals are not in the streams. Mr. Freese stated that Ms. Wiley's animals will be approximately 290ft. from the stream based on the aerial photo. Mr. Freese stated that Planning Commission required fencing to keep the dogs from seeing people and cars on the road and prevent them from barking. Ms. Lyon questioned if there will be a fence for the dogs that are kept with the goats. Ms. Wiley noted that the dogs that are with the goats are livestock guardian dogs and they are exempt. Mr. Delana stated that is the function of a guardian dog.

#### **NEW BUSINESS**

#### **Ed Shovan - A site plan review application to establish a storage condominium, per Section 20.3.d. of the Zoning Ordinance.**

Ms. Merk reviewed the background information contained in the staff report.

Mr. Borowicz asked if the master deed and bylaws were previously approved by legal counsel when the original condominium was approved by the Planning Commission. Ms. Merk stated that this is a new condominium. Mr. Borowicz asked if this is an extension of the current condominium. Ms. Merk stated that this new condominium will amend the existing condominium master deed and bylaws. Ms. Merk stated that the subject parcel was not part of the original approval and is therefore, being brought to the Planning Commission as a site plan review and not a site plan review amendment. Mr.

Borowicz asked if the master deed and bylaws were previously approved by legal counsel when the original condominium was approved by the Planning Commission. Mr. Freese explained that the original approval included only the parcel that was being built on at that time. Mr. Delana asked if having the master deed and bylaws reviewed by legal counsel is the normal process. Ms. Croft stated yes. Mr. Delana asked if it is redundant to have the master deed and bylaws reviewed a second time by legal counsel. Ms. Merk stated that the applicant's attorney will review the master deed and bylaws, but it is a standard condition to have our legal counsel review the documents. Discussion was held. Mr. Fullford stated that this is an amendment to the existing site condominium. Mr. Fullford stated additional land will be added to the condominium which is allowed within 6 years of the establishment of a condominium. Mr. Fullford stated the subject parcel is a separate parcel of land that was separated from the original condominium but the property line will disappear and the 5 units will become part of the original condominium. Mr. Borowicz asked if the master deed and bylaws will change. Mr. Fullford stated there will be minor changes to address these additional 5 units and it is considered an amendment to the original master deed of the condominium. Mr. Kavanaugh asked if there will be major changes such as water, sewer, outside storage and no living quarters. Mr. Fullford stated no and that everything is essentially the same in regard to the bylaws.

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

The Planning Commission reviewed and approved the General Findings and the Specific Findings of Fact Under Section 20.10. **Motion** by Mr. Kavanaugh, seconded by Mr. Freese, to approve the site plan based on the General Findings and the Specific Findings of Fact Under Section 20.10 subject to the following conditions:

1. Prior to construction, obtain as applicable, building permits from the Department of Building Safety. The applicable building permit application(s) shall include a site plan in conformance with this site plan review that meets all applicable site development standards (such as minimum required setbacks from property boundaries).
2. Prior to construction, the applicant shall provide the storage condominium (Indian River Storage Condominium) Master Deed and bylaws to Cheboygan County legal counsel for review. The applicant shall incur the cost of the review.
3. The applicant shall provide the Planning and Zoning Department the Acceptance of Conditions form (to be attached to the site plan review approval letter) within thirty (30) calendar days from the date of the approval letter. This form shall be signed by the property owner(s) or their legal representatives, otherwise the approved site plan review may be deemed void upon thirty (30) days written notification to the applicant.
4. Any changes to the site plan review shall be subject to review by the Planning and Zoning Department and may require an application for amendment and approval by the Planning Commission.
5. It is the applicant's responsibility to obtain any additional permits or meet additional conditions, if any, that may be applicable to the site plan review pursuant to other federal, state, or local laws or regulations.

Motion carried unanimously.

**Tamara Richards - A site plan review application for a change of use from retail sales to bar/restaurant use, per Section (13A.2.11) of the Zoning Ordinance.**

Mr. Turisk reviewed the background information contained in the staff report.

Ms. Richards stated that she does currently have a liquor license and due to COVID-19 the application process for a liquor license is extended until July 30<sup>th</sup>. Ms. Richards stated that the final walk through with the Health Department is scheduled for April 22, 2021. Ms. Richards stated that there has not been any inside remodeling/construction. Ms. Richards stated that she will be in touch with the Department of Building Safety to obtain a Certificate of Occupancy.

Ms. Lyon asked if Ms. Richards will be serving food. Ms. Richards stated that food will not be served.

Mr. Freese noted the applicant indicated the hours of operation will be 11:00am to 11:00pm, Monday through Thursday, 11:00am to 12:00am Friday and Saturday, and Sunday from 12:00pm to 9:00pm. Mr. Freese asked if the hours of operation will cover the live entertainment. Ms. Richards stated that live entertainment will stop at 9:00pm. Ms. Richards stated that the hours of operation in the winter time will be reduced. Mr. Freese asked if the live entertainment will be inside or outside. Ms. Richards stated that typically it will be inside, but on occasion she would like to have an acoustic guitar player outside when the weather is permitting.

Mr. Kavanaugh asked what other agencies Ms. Richards contacted regarding the cigar lounge. Ms. Richards stated that she has dealt with the Health Department in Lansing regarding the smoking exemption. Ms. Richards stated that she has not

pursued this all the way yet for approval of inside smoking. Ms. Richards stated that at this time there is no smoking inside and it is only cigars for retail purposes. Ms. Richards stated that she had dealt with regulatory affairs through Lansing.

Ms. Richards stated that she has been in the resort industry for over twenty years and she does know her clientele base. Ms. Richards stated she lives in this area and she would like to promote this area. Ms. Richards stated that this business will bring people to Indian River and they will promote the other restaurants and shops in the area.

Mr. Freese asked if Ms. Richards will be removing trees, stumps and trash at this site. Ms. Richards stated yes and that she and her fiancé work on removing this daily. Mr. Freese asked if the barn will be torn down. Ms. Richards stated no and that the barn will be repaired. Ms. Richards stated that there are historical qualities to the barn as it is an old milking barn. Ms. Richards stated that she is working with the historical society on repairing the barn.

Ms. Lyon asked where the privacy fence will be located at the back of the property. Ms. Richards stated it will be located on both the north and south sides at the rear of the property. Ms. Lyon asked if the fence will protect the barn. Ms. Richards stated there will be privacy fencing from the edge of the barn and you will not be able to see the alley. Ms. Richards stated the fence will also be along the north and south sides at the rear of the property.

Mr. Delana stated that he drove in the primary driveway with his 11 foot pickup truck and it took a 5 point turn to exit the parking lot. Mr. Delana stated the application states that there will be 4 parking spaces that are each 9 feet 6 inches. Mr. Delana stated that there is a proposal to extend outdoor seating into the parking area. Mr. Delana stated his concerns about the parking requirements not being met. Mr. Delana stated that the condition pre-exists the zoning requirements in the context of parking. Mr. Delana asked Mr. Turisk what does this mean. Mr. Turisk stated that a shared parking agreement would suffice, but Ms. Richards does not have a parking agreement with any neighboring property owners. Discussion was held. Mr. Delana stated that this business compliments other downtown businesses. Mr. Delana stated that if half of the 4 parking spaces are taken away for outdoor seating, there are not many parking spaces left. Mr. Freese noted that parking spaces at the library are available and the Planning Commission made allowances for the old train depot bar and restaurant. Ms. Croft noted that both of these businesses are within walking distance of the village parking lot. Mr. Borowicz noted that if you apply the current parking standards, only 1 or 2 businesses would be in compliance. Mr. Freese noted that this is why the Planning Commission relaxed the parking standards for businesses in the Village Center and Village Center Overlay. Mr. Freese stated that it is up to the Planning Commission to determine if there is adequate parking in this area. Discussion was held.

Ms. Croft asked what is the seating capacity. Mr. Freese noted that Mr. Turisk is using the square footage to determine seating capacity. Discussion was held.

Mr. Thompson stated the only perceivable challenge he sees is that all the buildings around this establishment are daytime businesses. Mr. Thompson stated that this is a night time business with an alley behind it. Mr. Thompson stated that with a night time business, people will park wherever they can park. Mr. Thompson suggested posting a "No Parking" sign in the alley so that a fire truck can get through.

Mr. Kavanaugh stated his concerns that these conditions should be taken care of prior to opening and not afterwards. Discussion was held.

Ms. Croft asked for public comments.

Ms. Webb asked if the square footage that was used to determine parking included the outdoor seating square footage. Ms. Webb stated that she is concerned about parking. Mr. Turisk stated that the outdoor seating area was not included in the total square footage. Mr. Turisk explained that parking is inadequate and the Planning Commission will have to make a determination whether or not there is adequate on street parking to serve the business. Mr. Turisk stated that Mr. Thompson noted this will be principally a night time use and that will open up more on street parking availabilities. Ms. Webb stated that she assumes that the Heath Department will check to determine whether there is additional REU's for sewer usage. Mr. Turisk stated that it is a township matter and not a zoning matter.

Mr. Freese noted that the Planning Commission had made allowances for outdoor seating in the Zoning Ordinance due to COVID-19. Mr. Freese stated that the indoor seating capacity is greatly limited when complying with COVID-19 regulations.

Ms. Richards stated that a good portion of the building is humidior and does not allow for seating. Ms. Richards asked if the

square footing for the humidor, bathroom and office should be included in the total square footage that is used to determine parking. Mr. Turisk stated that the Zoning Ordinance refers to usable floor area. Mr. Turisk stated he believes this would exclude the humidors and closets and based on this the required onsite parking would be reduced.

Public comment closed.

**Motion** by Mr. Freese, seconded by Mr. Borowicz, to grant the topography waiver request and sealed site plan waiver request. Motion carried unanimously.

The Planning Commission revised the General Findings. Mr. Freese requested that "bar use" be changed to "restaurant and bar use" in General Findings 6 and 8. The Planning Commission reviewed and approved the Specific Findings of Fact Under Section 20.10.

Discussion was held regarding parking. Mr. Thompson noted that there is a similar business in the area with approximately 6 parking spaces. Mr. Freese noted that these types of parking allowances have been made in the past and the business that Mr. Thompson is referring to is one for which parking regulations were relaxed by the Planning Commission. **Motion** by Mr. Borowicz, seconded by Mr. Freese, that the Planning Commission determines that based on Section 13A.4.1, that there is adequate off-site parking to service this business given the complimentary nature of the hours compared to other businesses in the area and that this was historically granted to many other businesses. Motion carried unanimously.

**Motion** by Mr. Borowicz, seconded by Mr. Kavanaugh, to approve the site plan based on the General Findings and the Specific Findings of Fact Under Section 20.10 with the following conditions:

1. Prior to operation, obtain as applicable, permits from the District Health Department #4.
2. Prior to operation, obtain as applicable, building permits from the Department of Building Safety.
3. Outdoor seating for any use shall not be located on a public sidewalk or public right-of-way, unless the government body with jurisdiction over the public sidewalk or public right-of-way consents in writing to such outdoor seating.
4. The applicant shall provide the Planning and Zoning Department the Acceptance of Conditions form (to be attached to the site plan review approval letter) within thirty (30) calendar days from the date of the approval letter. This form shall be signed by the property owner(s) or their legal representatives, otherwise the approved site plan review application may be deemed void upon thirty (30) days written notification to the applicant.
5. It is the applicant's responsibility to obtain any additional permits or meet additional conditions, if any, that may be applicable to the land use pursuant to other federal, state, or local laws or regulations.
6. Any changes to the approved site plan review application shall be subject to review by the Planning and Zoning Department and may require an application for amendment and approval by the Planning Commission.
7. Prior to operation, perimeter screening fence on the north and south property line and in the rear are to be installed.
8. Prior to operating inside, provide the Planning and Zoning Department a copy of the licensing from liquor control. Prior to operating outside, obtain as applicable, licensing from liquor control.
9. No live entertainment after 9:00pm.
10. Prior to any outdoor operation and seating in the rear of the building, dead trees, trash and debris shall be removed from the rear yard.
11. No off street parking in the alley right of way for this business.

Motion carried unanimously.

#### **UNFINISHED BUSINESS**

##### **Proposed Zoning Ordinance Amendment #163 that would establish the Nunda Township Marijuana Overlay District.**

Mr. Borowicz asked if there are any changes in proposed Amendment #163 since the last time it was reviewed by the Planning Commission. Mr. Turisk stated that there are not extensive changes but there are important changes. Mr. Turisk stated the changes include properties that are zoned Agriculture and Forestry Management that are located on class A roads in Nunda Township. Mr. Turisk referred to Section 15B.2 and stated that the township ordinance applies to properties located in the Commercial Development Zoning District, Light Industrial Zoning District and General Industrial Zoning District. Mr. Turisk stated that the township recently amended their ordinance to include properties that are zoned Agriculture and Forestry Management that are located on class A roads in Nunda Township. Mr. Turisk stated that this will open more opportunities for property owners to pursue marijuana use in the township.

Mr. Turisk stated that Mr. Delana and Mr. Freese prefer an amendment that would be more expansive that would cover the entire county as opposed to approving this on a case by case basis. Mr. Turisk stated that Mr. Wendling suggested including

language that this use is allowed in the townships that defer to county zoning. Mr. Turisk stated that Mr. Wendling believes that the Planning Commission should continue to move forward with Nunda Township's request for an overlay. Mr. Turisk stated that Mr. Wendling suggested creating an amendment to cover all townships that defer to county zoning if there are many township requests for an overlay. Discussion was held.

**Motion** by Mr. Freese, seconded by Mr. Kavanaugh, to schedule a public hearing for Amendment #163 for May 19, 2021 with the understanding that the next time this topic comes up for either Nunda Township or any other township, that the Planning Commission will use the global approach. Motion carried unanimously.

#### **STAFF REPORT WITH UPDATE ON MASTER PLAN REVISION**

Mr. Turisk provided an update on the Soil Erosion Control/Zoning Enforcement position.

#### **PLANNING COMMISSION COMMENTS**

Mr. Kavanaugh referred to the standard conditions that apply to all site plan reviews and special use permits and stated that if staff is aware of agencies and departments that require permits or licenses, it should be included in the list of suggested conditions.

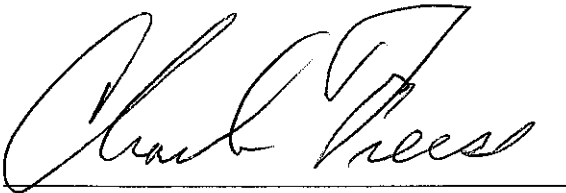
Mr. Kavanaugh asked if Mr. Turisk plans a preopening inspection for the Aurora B Lounge. Discussion as held. Mr. Turisk stated that he wasn't planning on it because it is not something that is typically done, but due to the conditions that are prior to operation conditions, it makes sense to inspect prior to opening the business. Mr. Turisk stated that staff will reach out to Ms. Richards to obtain a firm date on when she plans to open the business. Discussion was held. Ms. Lyon stated that she agrees with Mr. Kavanaugh. Ms. Lyon stated she believes that an inspection prior to opening should be completed for the Aurora B Lounge and for Krysta Wiley. Discussion was held.

#### **PUBLIC COMMENTS**

Commissioner Warfield commended the Planning Commission for their decision regarding the marijuana overlay and the decision to use the global approach if they need to in the future.

#### **ADJOURNMENT**

**Motion** by Mr. Kavanaugh, to adjourn. Motion carried. Meeting was adjourned at 9:32pm.



Charles Freese  
Planning Commission Secretary