



CHEBOYGAN COUNTY PLANNING COMMISSION

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CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING WEDNESDAY, JUNE 7, 2017 AT 7:00 P.M. ROOM 135 – COMMISSIONER'S ROOM - CHEBOYGAN COUNTY BUILDING

PRESENT: Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill
ABSENT: Jazdyk
STAFF: Scott McNeil
GUESTS: Eric Boyd, John F. Brown, Russell Crawford, Cheryl Crawford, Bob Lyon, Carl Muscott, Brian Fullford, Roger Jacobs

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. Churchill, seconded by Mr. Kavanaugh, to approve the agenda as presented. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill), 0 Nays, 1 Absent (Jazdyk)

APPROVAL OF MINUTES

The May 17, 2017 Planning Commission minutes were presented. **Motion** by Mr. Churchill, seconded by Mr. Kavanaugh, to approve the meeting minutes as revised. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill), 0 Nays, 1 Absent (Jazdyk)

PUBLIC HEARING AND ACTION ON REQUESTS

Brian Dreffs and Erika Seifert- Requests a Special Use Permit for a Commercial Kennel (sections 9.3.17. and 17.16.) The property is located at 4362 Onaway Rd, Koehler Township, section 20, parcel #171-020-200-014-00 and is zoned Agriculture and Forestry Management (M-AF).

Mr. McNeil stated that this is a request for a commercial kennel and the subject project is located in the Agriculture and Forestry Management Zoning District. Mr. McNeil stated that he has offered findings under section 17.16 for the Planning Commission to review. Mr. McNeil stated that the applicant has indicated a solid wood fence screening around the sides of the property. Mr. McNeil stated that other requirements include obtaining a kennel license from the Cheboygan County Animal Control and dogs are to be housed between 10:00pm – 8:00am in completely enclosed buildings.

Mr. Dreffs stated that the overnight enclosure was put in the lean-to on the garage. Ms. Seifert reviewed pictures and the layout of the kennel. Ms. Seifert stated that there are 9 stalls in the lean-to. Ms. Lyon asked if the kennel is connected to the fencing. Ms. Seifert stated no and that they will walk the dogs to the fenced area.

Mr. Kavanaugh asked how is waste handled during the summer. Mr. Dreffs stated that it is put in a trash can. Mr. Kavanaugh noted that there is fencing on 3 sides and questioned if there will be fencing at the back. Mr. Dreffs stated that it is completely screened all the way around. Mr. McNeil stated that the site plan will be updated accordingly. Mr. Freese stated that the site plan indicates wood screening. Mr. Freese stated that the types of screening should be indicated on the site plan.

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

Mr. Kavanaugh stated that there has been one complaint submitted and this enclosure will help with the barking.

Motion by Mr. Freese, seconded by Ms. Lyon, to grant the topography waiver request. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill), 0 Nays, 1 Absent (Jazdyk)

The Planning Commission added the following to the General Findings:

5. The applicant is proposing a 4 sided screen fence.
6. The applicant will dispose of the waste in a covered trash container.

The Planning Commission reviewed and approved the Finding of Fact Under Section 17.16, Finding of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10. **Motion** by Mr. Kavanaugh, seconded by Mr. Freese, 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 the Specific Findings of Fact Under Section 20.10 subject to Cheboygan County Animal Control approval and annual inspections. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill), 0 Nays, 1 Absent (Jazdyk)

An Ordinance to amend the Cheboygan County Zoning Ordinance #200 to establish and consolidate use listings related to assembly uses.

Mr. McNeil stated that there have been several uses identified in the Zoning Ordinance relative to assembly. Mr. McNeil read the proposed definition for Assembly, Educational or Social Event Facility, "A building or portion thereof which is used for civic, educational, entertainment, governmental, political, religious or social purposes." Mr. McNeil reviewed the sections of the Zoning Ordinance that are proposed to be amended.

Mr. McNeil stated that in the Residential Development District, section 4.2.4, (Public, parochial and private schools, libraries and municipal structures and uses), section 4.2.5 (Churches) and section 4.3.10 (Private clubs and lodges) are proposed to be deleted. Mr. McNeil stated that "Assembly, Educational or Social Event Facility" is proposed to be added to section 4.3.12.

Mr. McNeil stated that in the Commercial Development District, "clubs" are proposed to be removed and "arcades" are proposed to be added to section 6.2.5. Mr. McNeil stated that the reference to "pool parlors" will be removed from section 6.2.5. Mr. McNeil stated that "Theaters (excluding drive-in theaters) will be replaced with "Assembly, Educational or Social Event Facility" in section 6.2.22.

Mr. McNeil stated that in the Agriculture and Forestry Management District, "Churches and parish houses, schools and educational institutions and other municipal buildings, structures and uses" will be replaced with "Assembly, Educational or Social Event Facility" in section 9.3.3. Mr. McNeil stated that the reference to "Community Buildings" will be removed from section 9.3.4.

Mr. McNeil stated that in the Lake and Stream Protection Zoning District, "Schools, libraries, churches and municipal structures" will be replaced with "Assembly, Educational or Social Event Facility" in section 10.3.10.

Mr. McNeil stated that the Village Center District, "clubs" are proposed to be removed and "arcades" are proposed to be added to section 13.2.4. Mr. McNeil stated that the reference to "pool parlors" will be removed from section 13.2.4. Mr. McNeil stated that "Assembly, Educational or Social Event Facility" will replace "Educational, municipal and religious institutions" in section 13.3.4.

Mr. McNeil stated that in the Village Center Indian River District, "clubs" and "pool parlors" are proposed to be removed from section 13A.2.1. and "Educational, municipal, and religious institutions, private clubs" will be replaced with "Educational or Social Event Facility" in section 13A.3.4.

Mr. McNeil stated that in the Village Center Indian River Overlay District, "clubs" and "pool parlors" are proposed to be removed from section 13B.3.1.

Mr. McNeil stated that in the Village Center Topinabee District, "clubs" and "pool parlors" are proposed to be removed from section 13C.2.1. and "Educational, municipal, and religious institutions, private clubs" will be replaced with "Educational or Social Event Facility" in section 13C.3.6.

Mr. McNeil stated that in the Village Center Topinabee Residential Overlay District, "clubs" and "pool parlors" are proposed to be removed from section 13D.3.1. Mr. McNeil stated that "Public, parochial and private schools, libraries and municipal structures and uses." (section 13E.2.4), "Churches" (section 13E.2.5) and "Private clubs and lodges" (Section 13E.3.9) are proposed to be deleted.

Mr. McNeil stated that in the Rural Character Country Living Zoning District, "Community buildings" are proposed to be deleted from section 14.3.5. Mr. McNeil stated that "Educational, municipal, and religious institutions" is proposed to be

replaced with "Assembly, Educational or Social Event Facility" in section 14.3.7. Mr. McNeil stated that "Private and commercial clubs and lodges with activities in completely enclosed buildings" (section 14.3.14) is proposed to be deleted.

Ms. Croft asked for public comments. Mr. Brown asked if library will be included as a permitted use in the overlay district. Mr. McNeil stated that a library is included in the definition of assembly hall. Public comment closed.

Mr. Croft asked if this proposed amendment has been reviewed by legal counsel. Mr. McNeil stated yes.

Motion by Mr. Kavanaugh, seconded by Mr. Churchill, to forward the amendment to the Cheboygan County Board of Commissioners with a recommendation for approval. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill), 0 Nays, 1 Absent (Jazdyk)

An Ordinance to amend the Cheboygan County Zoning Ordinance #200 to establish and consolidate use listings related convalescent home uses

Mr. McNeil stated that this proposed amendment deals with uses related to convalescent homes. Mr. McNeil reviewed the proposed definition for Day Care Center, "A facility which provides care for the elderly and/or functionally impaired adults in a protective setting for a portion of a 24-hour day." Mr. McNeil reviewed the proposed definition for Assisted Living Center, "A facility which provides primarily nonmedical services and living facilities to individuals in need of personal assistance essential for sustaining the activities of daily living; however, state-licensed residential facilities, as provided under Public Act 110 of 2006 are not subject to regulation under this ordinance." Mr. McNeil reviewed the proposed definition for Healthcare Living Center, "A facility which provides healthcare services and living facilities for individuals suffering or recovering from illness, injury or mental or physical infirmity; however, state-licensed residential facilities, as provided under Public Act 110 of 2006 are not subject to regulation under this ordinance."

Mr. McNeil stated that in the Residential Development District, "Elderly, housing and convalescent homes." will be replaced with "Assisted Living Center" in section 4.3.3. Mr. McNeil stated that in the Commercial Development District, "Elderly, housing and convalescent homes." will be replaced with "Adult Daycare Center, Assisted Living Center or Health Care Living Center." in section 6.2.26. Mr. McNeil stated that in the Agriculture and Forestry Management District, "Nursing or convalescent homes" will be replaced with "Adult Daycare Center, Assisted Living Center or Health Care Living Center." in section 9.3.14. Mr. McNeil stated that in the Village Center Indian River District, "Assisted Living Facility/Convalescent Home" will be replaced with "Assisted Living Center or Adult Day Care Center" in section 13A.3.1. Mr. McNeil stated that in the Village Center Topinabee District, "Assisted Living Facility/Convalescent Home" will be replaced with "Assisted Living Center or Adult Day Care Center" in section 13C3.1. Mr. McNeil stated that in the Village Center Topinabee Residential Overlay District, "Elderly housing and convalescent homes" will be replaced with "Assisted Living Center or Adult Day Care Center" in section 13E3.2. Mr. McNeil stated that in the Rural Character Country Living District, "Nursing or convalescent homes" will be replaced with "Adult Daycare Center, Assisted Living Center or Health Care Living Center." in section 14.3.13.

Ms. Croft asked for public comments. Mr. Muscott asked how this proposed amendment would affect the elderly couple in Topinabee that was leaving to move into a facility in Grand Rapids. Mr. Muscott stated the facility in Grand Rapids is similar to The Brook but has completely independent living and around the clock medical care. Mr. Muscott asked if this type of facility can be accommodated with this amendment or if this type of facility will have to meet several definitions. Mr. Borowicz explained that if the health care living center is not included in a Zoning District, then assisted living and adult day care center are included. Mr. Borowicz stated that anywhere the health care living center is allowed, the lesser types of care would also be allowed. Mr. Freese stated that it would have to be authorized in the health care living center. Mr. Muscott stated that there may be funding available in the state budget (due to the Caro State Mental Health Facility closing), to institute a 200 bed mental health facility run by the state. Mr. Muscott asked if this type of facility could be accommodated in the proposed amendment. Mr. Freese stated that it would fall under health care living facility.

Mr. Waldon asked if there is a distinction between health care living facility and a hospital. Mr. McNeil stated yes. Mr. Waldon asked if a state mental facility would fall under the hospital category. Mr. McNeil stated that these uses (except adult day care) are where people are living. Ms. Croft stated that they are all licensed at a certain level and it would have to follow along with zoning. Mr. Waldon asked if there is a category for a hospital or a level above it. Ms. Croft stated yes. Mr. McNeil stated the hospital use was not under review in this amendment. Public comment closed.

Mr. Kavanaugh asked if health care living center is a special use in all districts except Commercial, Light Industrial and General Industrial. Mr. McNeil stated yes.

Motion by Mr. Freese, seconded by Mr. Churchill, to forward the amendment to the Cheboygan County Cheboygan County Board of Commissioners with a recommendation for approval. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill), 0 Nays, 1 Absent (Jazdyk)

Drost's Chocolates LLC / Craig Waldron - Requests Site Plan Review for an outdoor seating area (20ft. x 24ft.) at an existing restaurant use (Section 13A.4.5). The property is located at 3676 S. Straits Hwy., Tuscarora Township, section 24, parcel #161-M55-037-001-00 and is zoned Village Center Indian River (VC-IR).

Mr. McNeil stated that this parcel is located in the Village Center Indian River Zoning District and the owner is establishing new outdoor seating which falls under the provisions of section 13A.4.5. Mr. McNeil read section 13A.4.5, "For all uses in this district, including food service, any outdoor seating shall meet the following requirements: a.) The outdoor seating 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. b.) Any outdoor seating shall be reviewed and approved by the Planning Commission following the same procedures as an original site plan or special use permit application. c.) Any outdoor seating shall be located so that the seating itself or the access to and from that seating does not impede the safe and efficient movement of pedestrians along a public sidewalk or public right-of-way and does not impede the safe ingress and egress for pedestrians to any building."

Mr. McNeil stated that the Cheboygan County Road Commission has approved the outdoor seating in area 2. Mr. McNeil referred to the site plan and noted that a portion of the seating area, which is 20ft. x 24ft. is in the right of way. Mr. McNeil stated that there is evidence in the file of approval by the Cheboygan County Road Commission. Mr. McNeil stated that a copy of the permit and conditions have been added as an exhibit. Mr. McNeil stated that the Planning Commission will need to make a determination regarding outdoor seating and off street parking. Mr. McNeil stated that there are provisions to allow the Planning Commission to waive off-site parking requirements.

Mr. Waldron stated that this started out as a simple project and he was going to improve the parking area (4 parking spots by Straits Hwy). Mr. Waldron stated that he met with Brent Shank and Greg Bunker (Cheboygan County Road Commission) and he received the permit for the concrete work, sidewalks, ADA ramp and to fix the entry way. Mr. Waldron stated that he put a patio in as he was permitted for the concrete work. Mr. Waldron stated that the number of parking spaces was increased from 9 to 15.8. Mr. Waldron stated that during busy times they have 5 cars for employees. Mr. Waldron stated that they used to have 4 parking spaces for customers and now they will have a minimum of 10 or 11 parking spaces. Mr. Waldron stated that by removing the fence behind the garage, the employees can park in the grass and leave the parking spaces available for the customers during the busy days. Mr. Waldron stated that Mr. McNeil noted that this is a new use. Mr. Waldron noted that he is working with Steve Schnell on whether or not this is grandfathered. Mr. Waldron stated that there has been outdoor seating at Drost Chocolates for as long as he can remember. Mr. Waldron stated the seating is mobile as people move to sit in the shade or to sit in the sun on a cold day. Mr. Waldron noted that he has a letter from John Wallace that states he remembers seating in this location.

Mr. Freese stated that outdoor seating has come up several times and he believes that the Planning Commission should look at outdoor seating in the Indian River Village Center District and Indian River Village Center Overlay District. Mr. Freese stated that there have been benches up and down this street for years, which is public seating. Mr. Freese stated that he doesn't see any difference between someone sitting on a bench and eating an ice cream cone or someone sitting at a table and eating an ice cream cone. Mr. Freese stated that the village has looked at this proposed seating and feels that it is a good idea. Mr. Freese stated that outdoor seating in the right of way must be authorized by the Road Commission. Mr. Freese stated that regarding zoning, there is no issue with outdoor seating in these areas.

Mr. Kavanaugh stated that there is a difference between outdoor seating in front of a restaurant and outdoor seating in front of a t-shirt store. Mr. Kavanaugh stated that the Planning Commission has approved outdoor seating in a lot of other situations. Mr. Kavanaugh stated that the Cheboygan County Road Commission approved the outdoor seating on an annual basis. Mr. Kavanaugh asked if anyone can sit at these tables and if it is open to the general public at any time. Mr. Waldron stated yes and that it is located in the right of way. Mr. Kavanaugh asked if Mr. Waldron has an insurance policy for protection. Mr. Waldron stated the Cheboygan County Road Commission approved it on an annual basis and he will have to provide proof of insurance annually. Mr. Kavanaugh stated that the Road Commission has given approval for up to 24 seats and the ratio is 1:3. Mr. McNeil explained that to determine parking for restaurant uses it is 1 for every three seats. Mr. McNeil stated that in the past the Planning Commission has used both indoor and outdoor seating to determine parking requirements. Mr. Kavanaugh asked how many seats are inside. Mr. Waldron stated 12-14. Mr. Kavanaugh stated that 12 parking spaces would be required and in most cases the Planning Commission waives this requirement.

Ms. Croft asked for public comments. Mr. Muscott stated that he shared his concerns with the Planning Commission. Mr. Muscott stated that we are going to get more into jurisdictional issues. Mr. Muscott stated that he is a supporter of Indian River business. Mr. Muscott read from page 2 of the staff report, "The new outdoor seating is proposed partially in the right of way of Oakley Street." Mr. Muscott stated that the outdoor seating is entirely located in the right of way of Oakley Street. Mr. Muscott stated that because of this, he believes it is not a land use issue. Mr. Muscott believes it is an issue between Cheboygan County Road Commission and Mr. Waldron and questioned why the Planning Commission is involved. Mr. Muscott stated that it is noted in the findings that the outdoor seating is partially located in the right of way. Mr. Muscott stated that it is entirely within the right of way. Mr. Muscott stated that land use is not controlled by the Planning Commission when it is located in a right of way. Discussion was held. Mr. Kavanaugh asked Mr. Waldron if he has any concerns regarding the word "entirely". Mr. Waldron stated no and noted that Brian Fullford did a survey and it shows that the right of way covers the first table and two chairs inside of the building also.

Mr. Waldron stated that section 3 on his site plan included 20ft. to the west in case the streetscape reconfigures the sidewalks and intersection. Mr. Waldron noted that if the curb is reconfigured it may eliminate most of the seating. Mr. Waldron stated he is not asking for this 20ft. to be in addition to his request. Mr. Waldron stated that he doesn't want to come back for a site plan review if he wants to shift the seats 15ft. to the west. Mr. McNeil stated that section 3 is labeled gravel parking area. Mr. Waldron stated that if the streets are reconfigured, he would like to be able to shift the outdoor seating area to the west without having to come back for site plan review. Mr. McNeil stated that he didn't recognize it as another seating area and he didn't reference it in the staff report. Mr. McNeil stated that if the Planning Commission states in the findings that they are approving a 20ft. x 24ft. area as approved by the Road Commission then it would allow the seating area to be moved.

Public comment closed.

The Planning Commission reviewed the General Findings. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, to waive items 6-10. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill), 0 Nays, 1 Absent (Jazdyk) The Planning Commission revised #4, "The proposed additional outdoor seating is located in the road right-of-way which is under the jurisdiction of the Cheboygan County Road Commission." The Planning Commission revised #2, "The applicant is seeking a site plan review amendment for additional outdoor seating area measuring 20 feet x 24 feet, as approved by the Road Commission, for an existing restaurant use per section 13A.4.5."

The Planning Commission reviewed and approved the Specific Findings of Fact Under Section 13A.4.1, Specific Findings of Fact Under Section 13A.4.5 and Specific Findings of Fact Under Section 20.10. **Motion** by Mr. Freese, seconded by Mr. Borowicz, to approve the site plan based on the amended General Findings, Specific Findings of Fact Under Section 13A.4.1, Specific Findings of Fact Under Section 13A.4.5 and Specific Findings of Fact Under Section 20.10 subject to annual approval by the Cheboygan County Road Commission. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill), 0 Nays, 1 Absent (Jazdyk)

Fullford Surveying & Mapping PC / ECS Investments- Requests a Site Plan Review for a proposed site condominium for private storage building use only (Section 20.3.d). The property is located on Straits Hwy., Tuscarora Township, section 12, parcel #161-012-400-007-02 and is zoned Commercial Development (D-CM).

Mr. McNeil referred to the site plan and stated that the second parcel is the subject parcel and is proposed to be a site condominium for private storage buildings. Mr. McNeil referred to the detailed drawing indicating 10 units with a common drive area and an easement from S. Straits Highway. Mr. McNeil stated that this parcel is located in the Commercial Zoning District and private storage buildings are allowed in this district. Mr. McNeil stated that a 30ft. easement is proposed as well as stormwater facilitation and private driveways to each unit.

Mr. Fullford referred to the shaded area easement for access and clarified that the 23.87ft. is private for units 2-9.

Ms. Croft asked for public comments. Mr. Muscott stated that this looks like good land use because it is putting the storage buildings back off of the highway and saving the more valuable frontage for future commercial use. Mr. Muscott stated that this has been identified as private storage within a Commercial Zoning District. Mr. Muscott asked if these can be used by contractors for commercial storage. Mr. McNeil stated that it could be done with a change of use request (site plan review). Mr. Fullford stated that his last discussion with the property owner is that it will be residential indoor private storage. Public comment closed.

The Planning Commission reviewed the General Findings. The Planning Commission reviewed and approved 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. Legal review of the master deed
2. Department of Building Safety requirements be met
3. Cheboygan County Road Commission requirements be met
4. Soil and Sedimentation requirements be met
5. No signage
6. No sewer or water
7. No outside storage
8. Private storage only

Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill), 0 Nays, 1 Absent (Jazdyk).

UNFINISHED BUSINESS

Mr. Kavanaugh asked for an update on the Triple D Sanitation request. Mr. McNeil stated that he will contact Triple D Sanitation now, as the meeting minutes were approved, to review all of the requirements and conditions.

NEW BUSINESS

Mr. Freese stated that outdoor seating in Indian River should be added to the list of items to be reviewed by the Planning Commission.

STAFF REPORT

Mr. McNeil stated that there have been approximately 140 responses at this point to the boat shelter survey. Mr. McNeil stated that 79% of the responses are favorable. Mr. McNeil stated that the survey will be open until June 30, 2017.

Mr. McNeil stated that he provided a letter from Mr. Cherveney (Tuscarora Township Planning Commission Chairman) conveying their response to the various uses that we recommended. Mr. McNeil stated that he can draft an amendment document for the Planning Commission to review.

PLANNING COMMISSION COMMENTS

Mr. Freese stated that a copy of a Wall Street Journal article has been provided to the Planning Commission and Cheboygan County Board of Commissioners. Mr. Freese stated that the article explains the problems that Cheboygan County is facing regarding aging population, lack of jobs for young people, drug problems, loss of healthcare facilities due to population declines, and job eliminations. Discussion was held

PUBLIC COMMENTS

Mr. Waldron stated that until a year ago, he didn't own a downtown business. Mr. Waldron stated he has filled out a lot of applications over years and it is still an intimidating process. Mr. Waldron stated that there are a lot of things on the site plan review application that are not relevant. Mr. Waldron questioned if some of these applications can be handled at a staff level. Mr. Waldron questioned if an ice cream shop is really a restaurant. Mr. Waldron stated that there isn't another definition that would apply but he does not believe that it fits the same criteria as a restaurant. Mr. Waldron stated that there is very limited time during the summer for outdoor seating in Northern Michigan. Mr. Waldron stated that outdoor seating is a convenience for the customers who want to sit outside. Mr. Waldron question if a kitchen is being expanded or if there will be the same number of customers all year long is enough to justify putting in all of the parking spaces. Mr. Waldron questioned if the parking requirement for outdoor seating should be a fraction of the indoor seating. Mr. Freese stated that this should be loosened up in both the village center district and village center overlay district. Discussion was held.

ADJOURN

Motion by Mr. Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 8:22pm.



Charles Freese
Planning Commission Secretary