



# CHEBOYGAN COUNTY PLANNING COMMISSION

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

- PRESENT:** Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Churchill, Jazdyk  
**ABSENT:** None  
**STAFF:** Scott McNeil  
**GUESTS:** Bob Lyon, John F. Brown, Marcia Rocheleau, Rory Reinke, Tony Matelski, John Moore, Bill Morgan, Russell Crawford, Cheryl Crawford, David Tomaski, Becky Tomaski, Robert Ashbaugh, Sharon Roddy, Chad Stemple, Dana Carver, William Carver, Joe Klein

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. Kavanaugh, to approve the agenda as presented. Motion carried unanimously.

### APPROVAL OF MINUTES

The April 16, 2014 Planning Commission minutes were presented. Mr. Borowicz noted that Sheree Lincoln should be added to the list of guests. **Motion** by Mr. Churchill, seconded by Mr. Kavanaugh, to approve the meeting minutes as amended. Motion carried unanimously.

### PUBLIC HEARING AND ACTION ON REQUESTS

**CHAD STEMPLE** - Requests a Special Use Permit for a Landscaping contractors yard (Section 6.3.3). The property is located at 164 S. Straits Highway, Tuscarora Township, parcel #161-001-200-005-03 and is zoned Commercial Development (D-CM). Mr. McNeil presented an aerial photo of the parcel and stated this parcel has 1230ft. of frontage on M-27 with 37 acres. Mr. McNeil stated the applicant is seeking a special use permit for a contractor’s yard to operate a landscaping business. Mr. McNeil stated the applicant is also seeking site plan review under specialty retail use for a future nursery. Mr. McNeil stated that Mr. Stemple will explain this in further detail. Mr. McNeil noted that there is a 45ft. front setback that was not indicated on the site plan. Mr. McNeil stated there is a wide right of way and the proposed driveways, proposed turn around and proposed sign have to be approved by Road Commission or MDOT.

Mr. Stemple stated after meeting with MDOT, there will only be one driveway which will be the one located on the left. Mr. Stemple stated there are no additional changes.

The Planning Commission agreed this is a good use of this site. Ms. Lyon asked if the site will be left natural. Mr. Stemple stated yes but he will be cutting down some jack pines and poplars but he will be leaving the hardwoods. Mr. Stemple stated he will landscape from the road to the building.

Ms. Croft asked for public comments. Discussion was held regarding the location of the property. Public comment closed.

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

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. Freese, seconded by Mr. Kavanaugh, 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 contingent upon MDOT approval. Motion carried unanimously.

**TRIPLE D DISPOSAL / RICHARD DIXON / CANAL PROPERTIES** - Requests an Amendment to Special Use Permit for a Waste Disposal Business (Section 6.3.10). The property is located at 14145 Stoney Pointe Rd, Beaugrand Township, parcel #041-024-200-027-00 and is zoned Commercial Development (D-CM).

Mr. McNeil stated this is a request for an amendment to a special use permit that was approved in July of 2012. Mr. McNeil stated approval conditions for the original special use permit were provided in the staff report. Mr. McNeil stated the issue is outdoor storage. Mr. McNeil stated an enforcement report was provided to the Planning Commission members and the applicant has provided a list of items they wish to put into the outdoor storage area (exhibit 7). Mr. McNeil stated the outdoor storage area (120ft. x 150ft.) is depicted on the site plan. Mr. McNeil stated the applicant is proposing a solid wood fence on the north property line on the proposed outdoor storage area.

Mr. Dixon stated more room is needed for outdoor storage as the building is full. Mr. Dixon explained that a privacy fence is proposed. Mr. Dixon stated that they keep the site clean.

Mr. Jazdyk asked if all of the enforcement issues are related to the storage at the back. Mr. McNeil stated there are enforcement records related to the use as the operation started before approval was granted by the Planning Commission. Mr. McNeil stated that most of the enforcement records are related to outdoor storage.

Ms. Lyon asked if the outdoor storage will be located beyond the pavement where it has been cleared. Mr. Dixon stated yes and there will be room for 35-40 dumpsters.

Mr. Jazdyk asked if there was a tree line along the 120ft. property line. Mr. Dixon stated that the owner clear cut this area two years ago and the outdoor storage area will not be near this property line. Discussion was held.

Ms. Croft asked for public comments. Mr. Tomaski noted that previously the applicant stated that once they outgrew the facility they would find a different location. Mr. Tomaski stated the rules set for by the Planning Commission have not been followed and the site has not been kept clean. Mr. Tomaski stated the hours were supposed to be 8:00-5:30 but the trucks are leaving at 6:00am.

Mr. Ashbaugh agreed with Mr. Tomaski that this was to be a temporary location for the business and they would move to a new location. Mr. Ashbaugh stated the business has outgrown this location. Mr. Ashbaugh stated that last week at 4:00am there was a truck behind the building and he has seen this happen on many occasions. Mr. Ashbaugh stated one of the neighbors was given permission to take his trash after hours and put it in a dumpster.

Ms. Tomaski stated she owns the property to the north and supports new business in the community. Ms. Tomaski stated this business has outgrown this location. Ms. Tomaski stated she hopes that this business continues to grow but the owner should identify a new location. Ms. Tomaski stated she appreciates that the applicant is proposing a fence, but in the summer time there will be odor, pests and seagulls. Ms. Tomaski stated this is a good business but this is not the right location for the business.

Mr. Dixon stated if this is approved there will not be any trash outside and they have until the end of June to comply with the requirements. Mr. Dixon stated they are not trying to offend anyone and they believe the building and site are suitable for the business. Mr. Dixon explained that there was contamination at the back of the property and Waste Management did not want to clean it up and they cannot afford \$50,000 - \$100,000 to clean it up. Mr. Dixon stated they hoped to move in the future but they have to stay at this location right now. Mr. Dixon stated they keep things clean and mow the grass. Mr. Dixon stated they have complied with the requirements until they ran out of room. Mr. Dixon stated if this is approved there will not be dumpsters outside. Mr. Dixon stated that no one had permission to go behind the building at 4:00am and there is nothing that they can do to stop it.

Mr. Tomaski stated he has pictures of the site.

Public comment closed.

Mr. Kavanaugh stated that after visiting the site it is evident that the applicant has outgrown this location. Mr. Kavanaugh stated a limited use was provided at this location by the Planning Commission and the business is past this use. Mr. Kavanaugh stated the Enforcement Officer had to visit the site 17 times. Mr. Kavanaugh stated that today the back of the site is a mess and there was garbage at the back of the site, a full truck and a truck with tires off. Mr. Kavanaugh stated the DEQ also has concerns regarding leachate running into the groundwater and has submitted a letter. Mr. Kavanaugh stated with the additional storage for transfer vehicles and dumpsters, it is probably time to move to an industrial site and continue to operate

the business.

Mr. Jazdyk stated this appears to be a lot of equipment and questioned if it can adequately be stored. Mr. Dixon stated the equipment will be stored neat and it will not be seen from the road. Mr. Dixon also noted that a fence will be constructed. Mr. Dixon stated it was a bad winter with a lot of snow and they have a lot to clean up.

Ms. Lyon stated her concerns regarding trash being kept in a non-contained bin. Ms. Lyon stated her concerns regarding odor and that it would attract rodents and animals.

Mr. Ostwald stated there are over 50 pieces of equipment and questioned if all of it will even fit on the parcel. Mr. Ostwald questioned how snow would be plowed in the winter time with all of this equipment on the site. Mr. Ostwald stated the site should be double the size for all of the equipment that is proposed.

Mr. Freese stated he has the same concerns as other Planning Commission members. Mr. Freese stated that with the initial request, the Planning Commission had concerns regarding what would be stored outside and what would be contained. Mr. Freese stated this is why the Planning Commission put a limit on the number of empty dumpsters that could be stored outside. Mr. Freese stated a letter from the fire chief was submitted and he is concerned about materials stored in dumpsters inside the building which could be a fire hazard. Mr. Freese stated there are problems with the DEQ and the drainage. Mr. Freese stated he cannot see that granting this request will solve the problem. Mr. Freese stated snow will be a problem in the winter and without it being paved mud will be a problem in the spring and fall when it is wet.

Mr. Borowicz stated he understands that garbage can be dropped off as there isn't a fence but there are full dumpsters outside and there are no plans to increase the size of the building. Mr. Borowicz stated there isn't enough room to start. Discussion was held. Mr. Dixon stated they are doing what was requested by the Enforcement Officer. Mr. Dixon stated they do have enough room for the all of the equipment.

Mr. Bartlett stated a 4ft. fence on one portion will not stop animals or provide screening for people. Mr. Bartlett stated there were full dumpsters when he visited the site.

Mr. Churchill stated that he was concerned during the original approval but he believed it was a limited operation and it should be okay. Mr. Churchill stated it is not okay now and the use is way beyond what he thought it would be and he is more concerned now than previously.

Mr. Bartlett stated that this is a business that every one in the community uses and needs. Mr. Bartlett stated this is a perfect example of a business that has grown successfully to its own detriment.

Mr. Jazdyk stated the applicant is willing to do what is required. Mr. Jazdyk stated that it is radical to say the only solution is to move the business. Mr. Jazdyk suggested placing requirements on the business and to let the business continue to thrive. Mr. Jazdyk stated if the business grows any further than it has currently, the applicant can start to think about where the business will go. Mr. Churchill stated that some of the Planning Commission members already believe the business is too big for this location. Mr. Kavanaugh agreed with Mr. Churchill. Mr. Kavanaugh stated that the Enforcement Officer visited the site 17 times. Mr. Kavanaugh stated the DEQ has had problems also. Mr. Kavanaugh stated the Planning Commission was concerned when they approved 3 dumpsters 1 ½ years ago. Mr. Kavanaugh stated his concerns about the business continuing to operate with full dumpsters, the driveway and trucks and equipment that is torn apart. Mr. Kavanaugh stated he is pleased that the business has grown so quickly but he believes this business should be on a different site. Mr. Ostwald stated these problems have been going on for two years and they have not been corrected. Discussion was held. Mr. Kavanaugh stated he would be willing to let the business operate as they have for a six month period to allow them time to clean up the site and to meet the conditions of the previous approval. Mr. Kavanaugh stated one of the items required before opening was to collect the leachate. Mr. Kavanaugh noted the DEQ reported that the leachate has been running into the groundwater for 18 months after this was a specific requirement. Mr. Kavanaugh stated his concerns regarding the leachate containing heavy metals and paint. Mr. Kavanaugh stated it is not responsible to allow this to continue even though the business is growing. Mr. Ostwald asked if there are wells in this area. Mr. Kavanaugh stated yes. An audience member noted that wells in this area are approximately 30ft. deep. Ms. Lyon stated her concern that the dumpsters be sealed. Mr. Kavanaugh stated there have been 1 ½ years of enforcement issues and we need the business but the business should be located somewhere that he can have all of the dumpsters, 24 hour service, a mechanic working on site and collecting the leachate. Mr. Churchill stated he is concerned about Mr. Dixon investing money into something that will not work. Ms. Lyon agreed with Mr. Churchill. Mr. Jazdyk stated he can understand that a small business owner would not want to move the business as he will have many of the same problems at a new site. Mr. Churchill noted that the owner has confirmed that he has outgrown this facility. Mr. Borowicz stated this

was never the ideal site for this business. Mr. Borowicz stated it was easy and convenient because there was an existing structure. Mr. Freese stated that what the applicant is proposing will not solve the problems. Mr. Bartlett stated if the Planning Commission approves the request they would be stifling the growth of the business.

**Motion** by Mr. Freese, seconded by Mr. Bartlett, to grant the topography waiver request. Motion carried unanimously.

The Planning Commission reviewed and approved the General Findings. The Planning Commission reviewed the Finding of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10. **Motion** by Mr. Kavanaugh, seconded by Mr. Churchill, to deny the amendment to 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.

Mr. Jazdyk stated the only option available to the applicant is to downsize the business, comply with what he has or move. Mr. McNeil and Mr. Kavanaugh stated the applicant can come back to the Planning Commission with a different proposal.

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

## **UNFINISHED BUSINESS**

### **Presentation of proposed projects by Gary Painter (Cheboygan County Airport) for 2015 Capital Improvement Plan**

Mr. Painter stated he is the Cheboygan County Airport Assistant Manager. Mr. Painter stated all of the projects are funded through a federal aviation grant program which runs through an aviation trust fund which is funded by taxes on aviation fuel and other aviation sources.

Mr. Painter reviewed the proposed projects for the Cheboygan County Airport:

- Runway Rehabilitation – This project consists of painting and sealing of cracked runway and taxi ways. This project is proposed to be completed in 2015.
- Cheboygan County Airport Maintenance Building – This project is to plan and design a snow removal equipment building that will be 60ft. x 100ft. There is no facility to store the snow removal equipment. In 2015 the structure will be designed and in 2016 the building will be constructed.
- Terminal Renovation and Expansion – In 2018 the existing facility will be expanded and upgraded as the existing building is over 40 years old. The project proposes to add a pilot lounge area and replace windows.

Mr. Painter stated the Ramp Rehabilitation project and Taxiway Extension project will be postponed as there is a new grading program.

Mr. Kavanaugh asked where the money comes from for standard operating procedures. Mr. Painter stated there are ramp fees, hanger rent, fuel sales, parking fees and Straits Regional Ride lease fee. Mr. Painter stated aviation activity has been down and it now starting to turn around with the weather.

Mr. Jazdyk stated he has been reading about funding of local airports and he understands that the money actually comes from federal entitlements, federal apportionments, state government and local government. Mr. Painter stated that 90% of the funding is through the FAA. Mr. Painter explained that the local funding is how the county supported these improvements. Mr. Jazdyk asked if the airport receives money through the county also. Mr. Painter stated yes the county approves a certain amount (5% of the project total) so they stay in the grant program. Mr. Jazdyk asked how many flights are there on average each day. Mr. Painter stated there are 27,000 flights per year. Mr. Jazdyk asked if the federal government funds all of the projects. Mr. Painter stated they grant the airport \$150,000 a year and that can change in the future. Discussion was held. Mr. Jazdyk asked what happens if the funding is not available. Mr. Painter stated they will change their plan.

## **NEW BUSINESS**

### **Discussion on P-LS Zoning District Changes**

Mr. McNeil stated the Planning Commission has discussed this topic in the past. Mr. McNeil presented an aerial photo of Douglas Lake, Munro Lake and Mullett Lake. Mr. McNeil stated the Lake and Stream Protection District includes the area that is 500ft. from any lake or stream on the USGS 7.5' Quadrangle Maps. Mr. McNeil stated there have been conflicts with proposed agricultural uses in some of these areas. Mr. McNeil stated that he is recommending naming the rivers and lakes that would be appropriate for the Lake and Stream Zoning District and let the remaining areas revert back to the underlying zoning. Mr. McNeil stated that 95% of this would most likely be Agriculture/Forestry. Mr. McNeil stated another reason this change would be appropriate is that the Lake and Stream Zoning District is restrictive in regards to uses by right. Mr. McNeil stated uses allowed by special use permit (such as hotels) may be less appropriate for some of these areas. Mr. McNeil stated

that most of his experience has been that property owners have wanted to implement an agricultural use and have run into obstacles due to the Lake and Stream Protection zoning classification. Mr. McNeil stated this zoning district would be named Lakes and Rivers and if there are any concerns regarding the small streams there could still be a 40ft. setback requirement.

Mr. Borowicz stated there are streams that are listed as intermittent streams but they are not intermittent streams. Mr. Borowicz stated there are areas that may hold water for a few days out of the year in a really wet spring but it does not have a flow. Mr. Borowicz explained that most of his parcel would be included in the Lake and Stream Protection District and in the 43 years that he has owned the property he has only seen water flowing one time and in disconnected ponds a couple of times for a short duration.

Mr. McNeil stated that work was done previously in naming the appropriate lakes and rivers. Mr. McNeil stated there could be a 40ft. setback requirement for the streams and ponds. Mr. McNeil stated these areas could revert back to the underlying zoning district. Mr. Kavanaugh and Mr. Freese stated this is a good recommendation. Mr. McNeil stated he will write the proposed language for the Planning Commission to review. Discussion was held.

#### **STAFF REPORT**

Mr. McNeil stated he is continuing to work on the proposed amendment for seawalls and boat wells.

Mr. McNeil stated he is trying to schedule the Road Commission to present their CIP projects and that the Maintenance Department will present their CIP projects at the next Planning Commission meeting.

#### **PLANNING COMMISSION COMMENTS**

No comments.

#### **PUBLIC COMMENTS**

Mr. Matelski stated at the last Zoning Board of Appeals meeting there was a request from the Carquest owner who recently bought the Do It Center. Mr. Matelski stated even with the new sign ordinance there will not be enough room for him to have all of the signs that he needs. Mr. Matelski stated the sign ordinance should be revisited before being sent to the Cheboygan County Board of Commissioners. Mr. McNeil stated that Mr. Matelski is referring to wall signs. Mr. McNeil stated the Planning Commission is recommending a limit of 300sf no matter the size of the building. Mr. Freese stated the applicant was asking for over 600sf. Mr. McNeil stated there are options for other signage on the site. Mr. Freese stated there is an option for two freestanding signs which allowed for a lot of additional square footage. Mr. Freese stated the Zoning Board of Appeals allowed the 300sf which is in the proposed amendment. Mr. Freese stated the Zoning Board of Appeals allowed the applicant to split the 300sf into as many signs as he wanted even though the proposed change limits it to 2 signs. Mr. Freese stated there were proposed signs on three sides of the building which essentially covered the building. Mr. Freese stated he did not believe this amount of signage was necessary and it was not in keeping with what the Planning Commission was recommending to the Cheboygan County Board of Commissioners. Discussion was held regarding freestanding signs. Mr. McNeil stated that 3 freestanding signs at 120sf each are also allowed. Mr. McNeil stated the proposed amendment has been forwarded to administration to put on the Cheboygan County Board of Commissioners agenda. Mr. McNeil stated he could ask that it be removed from the agenda to allow the Planning Commission to review the proposed amendment. Discussion was held. Mr. Churchill noted that the Zoning Board of Appeals addresses these types of issues. Mr. Churchill stated if the Zoning Board of Appeals addresses these issues repetitively then there would be a need for the Planning Commission to consider making a change. Mr. Churchill stated he does not believe it should be reviewed again. Mr. Freese stated the applicant wanted two Carquest sign's, a Lumber sign, a Hardware sign, an Electrical sign and a Plumbing Sign. Ms. Croft noted that some of these signs are already on the building. Mr. Freese stated that a site plan was not approved for the Do It Center. Mr. Matelski stated the applicant wanted what was on the building now and he did not know that the signage on the building had not been approved. Mr. Matelski stated the applicant had a drawing of the building with the signs that he wanted and it looked fine. Ms. Croft noted that what looks fine and what is in the ordinance may be two different things.

Ms. Carver presented pictures of her property. Ms. Carver stated her property is not protected and will not be protected in the future as long as it remains privately owned. Ms. Carver stated she included in the packet all of the documents that prove that her property is private and belongs only to her. Ms. Carver asked that documents be provided to show that her private property is protected without her consent. Ms. Carver stated they have requested this information from Mr. McNeil and Mr. Schnell and it has not been provided. Ms. Carver referred to the 01/15/14 Planning Commission meeting and noted that Mr. Schnell stated that the Future Land Use classification would be Natural Resource Protection. Ms. Carver stated she does not know if her property is classified as Natural Resource Protection or Lake and Stream Protection. Ms. Carver stated that Mr. Schnell stated that the Natural Resource Protection Future Land Use category suggests that we remember the importance of streams when rezoning. Ms. Carver stated she has an issue with this statement. Ms. Carver stated the law states that private

property can not be protected without a public hearing and the property owner's consent. Ms. Carver stated she has noticed on the Future Land Use map that not all of the streams are protected. Ms. Carver stated that once they establish that their property is not protected they are asking for relief. Ms. Carver stated they are requesting written documents that state their property is zoned Agriculture/Forestry and that the Future Land Use map be changed to reflect that their property is Agriculture/Forestry and that their driveway is not Wigglesworth Road. Ms. Carver referred to a 1996 appraisal report that was verified by Cheboygan County. Ms. Carver stated this is a legal document that was attached to purchase of her private property and the zoning classification noted on this document is Agriculture/Forestry. Ms. Carver stated in 1996 they had a legal zoning compliance. Ms. Carver referred to the zoning section on the property card and stated that there is no zoning at all. Ms. Carver referred to 05/05/12 Planning Commission minutes and stated there is a request to amend the Zoning Ordinance regarding setbacks in the Natural Resources Protection District. Ms. Carver stated she was unaware of this meeting and the proposed changes. Ms. Carver stated this amendment was reviewed by the Cheboygan County Board of Commissioners on 06/06/12. Ms. Carver stated this amendment was developed in conjunction with Brian Bury, DNR Natural Rivers Division and legal counsel. Ms. Carver stated they reference an authority under Part 305 of Public Act 451 of 1994. Ms. Carver stated her property is still zoned Agriculture/Forestry after 1994. Ms. Carver stated that Greg Creek is not listed. Ms. Carver read Public Act 451 of 1994 Part 305 Section 324.30504 and Section 324.30506. Ms. Carver stated that no one asked for her consent and that the proper notification procedures were not followed by the DNR and therefore the areas in the ordinance are not lawfully protected. Ms. Carver stated her property is not protected and the map is a fraud and this shall be changed. Ms. Carver stated if her house burns down she is left with very little space to rebuild.

Mr. Carver stated that they will never use the airport. Mr. Carver stated that between the bike paths and the road he picked up two mufflers off of the roads in the past two weeks for scrap steel. Mr. Carver stated that the roads should be fixed instead of the airport. Mr. Carver stated his concerns over the economy and roads being in horrible condition.

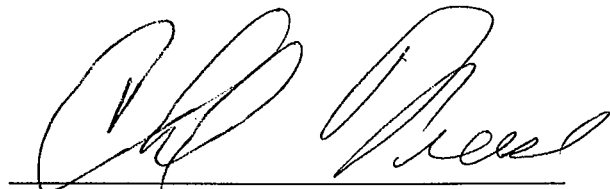
Mr. Klein stated he is not in favor of an expansion at the airport. Discussion was held.

Mr. Reinke stated he is from Long Lake Road in Aloha Township. Mr. Reinke stated in Frankenmuth a couple sued the town because of barriers erected by town fathers and council members through planning and zoning regulations, ordinances, fines and fees. Mr. Reinke explained that the couple had 35 acres that they wanted to sell to Walmart and the town council members tried to block the sale. Mr. Reinke stated that Walmart went elsewhere. Mr. Reinke stated there was a lawsuit that awarded the couple \$4,000,000 citing the 14<sup>th</sup> amendment, equal protection under the law. Mr. Reinke stated that zoning intrusions into private property are unconstitutional.

Mr. Jazdyk asked Ms. Carver what she is asking the Planning Commission to do. Ms. Carver asked that the Future Land Use Map note that her property is private property or Agriculture/Forestry. Ms. Carver stated her driveway should be a private driveway and not a named road (Wigglesworth Road). Mr. Jazdyk asked if the certain conditions that are not being met by different agencies would pertain to other people. Ms. Carver stated yes and this is considered taking her property without her consent and this is against the law. Ms. Carver stated it appears that this may have already been done. Mr. Carver stated he just wants the property back the way it was when he bought it. Mr. Carver stated his property has devalued by this change and questioned who would buy this land if they can not use it. Mr. Jazdyk stated this could be a land mine as there could be several property owners that would be involved. Mr. Jazdyk stated if the county were to lose this lawsuit it could be a substantial amount of money. Mr. Carver explained that he cleaned the property up when he bought it and he was not told that he needed to do it. Mr. Carver stated he protected his own property.

#### **ADJOURN**

**Motion** by Mr. Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 8:54pm.



Charles Freese  
Planning Commission Secretary