

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
March 11, 2024**

**MINUTES**

CALL TO ORDER: Chairman Grajek called the meeting of the Genoa Charter Township Planning Commission to order at 6:30 p.m. Present were Eric Rauch, Tim Chouinard, Marianne McCreary, Greg Rassel and Jeff Dhaenens. Absent was Glynis McBain. Also present were Planning Director Amy Ruthig, Brian Borden of Safebuilt, and John Barber of Tetra Tech.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

**Moved** by Commissioner McCreary, seconded by Commissioner Rassel, to approve the agenda as presented. **The motion carried unanimously.**

DECLARATION OF CONFLICT OF INTEREST:

None

CALL TO THE PUBLIC:

The call to the public was made at 6:31 pm with no response.

OLD BUSINESS:

**OPEN PUBLIC HEARING #1...**Consideration of a site plan amendment for revisions to the previously approved site grading on a 4.32-acre parcel (4711-06-200-101) on the north side of Grand River Avenue, just west of Char-Ann Drive. The request is petitioned by Chestnut Development.

A. Recommendation of Environmental Impact Assessment (9-20-23)

B. Disposition of Amended Site Plan (10-17-23)

Mr. Steve Gronow has a non-profit organization that is interested in building on the entire property; however, they are also looking at other sites. He wanted to make the property more attractive to developers by clearing the brush and removing debris on the site. He acknowledges that the contractor removed the trees that were not to be removed, even though it was clearly marked. Since he is not sure how the property will be developed, he would like to build an eight-foot-high berm on the rear of the site between the trees and plant the appropriate number of evergreens to screen the homes on Turning Leaf from Grand River and complete the grading that was originally proposed and approved.

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Mr. Borden suggested the applicant submit a drawing of what is being proposed, including the number of trees that will be planted. Commissioner McCreary agrees. She would like to see a visual of where on the site the berm and trees will be placed. Mr. Gronow stated this will be temporary.

Commissioner Rauch asked Mr. Gronow if there is a long-term screening plan for this area. He stated that the entire rear of the site contains scrub trees, so when the property is developed, he would like to remove those and have a landscape architect develop a permanent plan.

Commissioner Dhaenens suggested leaving the existing plantings as the permanent buffer and these new trees could remain. Mr. Gronow does not want to do that. He stated that the original requirement to have those trees remain should not have been made. They were within the building envelope and there is nothing in the ordinance that requires that. This property was commercial when the homes on Turning Leaf were built, so there was never a guarantee those trees would remain.

Ms. Ruthig stated that if trees are removed that were supposed to remain, they must be replaced by two, so since 19 trees were removed, 38 trees must be replaced.

The call to the public was made at 6:54 pm.

Ms. Melanie Johnson of 3990 Chilson Road lives next to one of Mr. Gronow's other properties. She believes that a temporary solution would work. If the new trees are not maintained, they could die.

Mr. Dan Hassett of 2955 Turning Leaf stated a berm all the way across with 19 trees planted would be acceptable. He knows it was an accident. He wants to ensure that a plan is submitted and approved.

Mr. Chris Mammoser of 2757 Turning Leaf is the secretary for the homeowners association impacted by this area. He is speaking as an individual, not representing the association. He would like to see a thoughtful and agreed to temporary solution while the property is waiting to be developed. He suggested leaving the tall scrub trees.

Mr. Phil Brown of 2933 Turning Leaf stated that his home and the one next to his are exposed. He is concerned with his property values and security.

The call to the public was closed at 7:08 pm.

Mr. Gronow believes he can create a permanent landscape berm across the entire property and plant the required number of trees. He would submit a plan for review and approval. The future engineering of the property would be done around that.

Commissioner Dhaenens suggested that Mr. Gronow consider the ordinance requirements for buffers and landscaping when determining how many trees should be planted. He agrees and will have the engineer use this information.

**Moved** by Commissioner Rassel, supported by Commissioner Rauch, to table Open Public Hearing #1 until on or before the May 13, 2024 Planning Commission meeting. **The motion carried unanimously.**

**OPEN PUBLIC HEARING #2...**Consideration of a special land use application, environmental impact assessment and site plan to allow for a proposed automatic car wash located on vacant parcels #4711-04-300-017 ~~and 4711-09-100-017~~ Latson Road, east side of Latson Road, south side of Grand River Avenue. The request is petitioned by CWP West, LLC.

- A. Recommendation of Special Use Application.
- B. Recommendation of Environmental Impact Assessment (1-16-24)
- C. Recommendation of Site Plan (1-16-24)

Mr. Scott Tousignant of Boss Engineering and Nicole Castern of Mister Car Wash were present. Ms. Tousignant stated they have received MDOT approval for the stormwater discharge. He provided a review of the changes, specifically the color scheme, additional landscaping has been added to the front, the number of signs have been reduced, the building lighting has been changed, the cross access easement has been obtained, and they have added the screening fence. Also, they have changed the entrance drive to show the right in/right out.

Mr. Borden reviewed his letter dated February 6, 2024.

- 1. Special Land Use (Section 19.03)
  - a. The special land use standards of Section 19.03 are generally met.
  - b. In order to make favorable findings related to compatibility and impacts, the conditions of Section 7.02.02(l) need to be met to the Commission's satisfaction.
  - c. The submittal shows that they would not be in compliance with the noise ordinance after 10 pm. He suggests the applicant restrict the hours of operation to ensure compliance with the Township's Noise Ordinance.
  - d. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.
- 2. Use Conditions (Section 7.02.02(1))
  - a. The use conditions are met.
- 3. Site Plan Review
  - a. The revised building elevations comply with the material standards of Section 12.01.
  - b. Building materials, design and color scheme are subject to review and approval by the Planning Commission.
  - c. The landscape plan is deficient in width for the Latson Road greenbelt.
  - d. The waste receptacle details must identify the required concrete base pad.

Mr. Barber reviewed Ms. Byrne's letter dated February 6, 2024.

1. The Petitioner should obtain approval from the Livingston County Road Commission (LCRC) for the proposed site driveway prior to final site plan approval.
2. The impact assessment provides a predicted water and sewer usage based on the Township's REU table, which provides 25.2 REUs per car wash with recycle. Historic water usage was also provided from other Mister Car Wash facilities with an average usage of 21,277 gallons per day. This average water usage from similar facilities should be considered when calculating the REU amount for the proposed development.
3. The petitioner is proposing a closed pipe type underground detention basin comprised of four 48-inch diameter pipes to provide 12,489 cubic feet of storage. The current car wash, site drive, and parking improvements do not allow enough space for any at grade stormwater detention or retention.
4. The proposed underground detention basin will tie into the existing storm sewer on Latson Road. The LCRC has indicated that the existing storm sewer is under MDOT jurisdiction and approval from MDOT will be required to connect to it. If approval from MDOT cannot be obtained the proposed site layout and storm management plan would change significantly, therefore we recommend that approval from MDOT be obtained prior to bringing the site plan before the Township Planning Commission.
5. The LCRC completed a review of the traffic impact study and plans, and the study was revised per their recommendation. The study recommended signal modifications at the Grand River Avenue and Latson Road intersection, which would need to be reviewed and discussed with MDOT. The study also recommended restricting the northernmost site driveway to right-in-right-out and aligning the southernmost site driveway to align directly with the existing Lowes driveway. Both site driveway recommendations have been addressed on the revised plans.

The Brighton Area Fire Authority Fire Marshal's letter dated February 2, 2024 states "One-way emergency vehicle access roads shall be a minimum of 20-feet wide. With a width of 20-feet, this includes the one-way in/out entry to the property. Access roads to the site shall be provided and maintained during construction. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 84,000 pounds, this includes over the underground retention." Mr. Tousignant will address this with the Fire Marshal as they have the cross access drive that will be the emergency access, and not the right in/right out drive.

Commissioner Rauch thanked the applicant for making the changes that were discussed and requested. He asked that the blue framing shown on the fence be changed to the bronze color that is on the building. He asked about the noise ordinance issue noted by Mr. Borden. Ms. Castern stated they have submitted revised hours of operation, which are 7 am to 7 pm in the winter and 7 am to 8 pm in the winter, so they meet the ordinance.

Commissioner McCreary asked if the engineer's comment regarding the storm sewer has been addressed. Mr. Tousignant stated they have received MDOT's approval. She questioned

LCRC's request for the signal changes. Mr. Tougissant stated they will be working with MDOT to modify the signalization as requested.

Commissioner Dhaenens is satisfied with the landscaping provided and would not require the petitioner to add additional trees.

The call to the public was made at 7:36 pm with no response.

**Moved** by Commissioner Rassel, supported by Commissioner Chouinard, to recommend to the Township Board approval of the Special Use Application to allow for a proposed automatic car wash located on vacant parcels #4711-04-300-017 ~~and 4711-09-100-017~~ Latson Road, east side of Latson Road, south side of Grand River Avenue as this Commissioner finds that the special land use standards of Section 19.03 are generally met and the conditions of Section 7.02.02(l) have been met. **The motion carried unanimously.**

**Moved** by Commissioner Rassel, supported by Commissioner Chouinard, to recommend to the Township Board approval of the Environmental Impact Assessment dated January 16, 2024 to allow for a proposed automatic car wash located on vacant parcels #4711-04-300-017 ~~and 4711-09-100-017~~ Latson Road, east side of Latson Road, south side of Grand River Avenue. **The motion carried unanimously.**

**Moved** by Commissioner Rassel, supported by Commissioner Rauch, to recommend to the Township Board approval of the Site Plan dated January 16, 2024 to allow for a proposed automatic car wash located on vacant parcels #4711-04-300-017 ~~and 4711-09-100-017~~ Latson Road, east side of Latson Road, south side of Grand River Avenue, with the following conditions:

- The color of the fencing shall be changed from blue to a dark bronze or black color.
- The required concrete pad at the Dumpster enclosure shall be installed.
- The Planning Commission approves the landscape deficiency.
- The property split of this parcel shall be approved.

**The motion carried unanimously.**

**OPEN PUBLIC HEARING #3...** Consideration of a special land use application, environmental impact assessment and site plan to allow for a proposed multi-tenant commercial center including a drive through coffee shop and outdoor seating restaurant located on vacant parcels#:4711-04-300-017 and 4711-09-100-~~017~~004 Latson Road, east side of Latson Road, south side of Grand River Avenue. The request is petitioned by Kevin Bahnam, 1015 Latson Road LLC.

A. Recommendation of Special Use Application.

B. Recommendation of Environmental Impact Assessment (1-16-24)

C. Recommendation of Site Plan (1-16-24)

Mr. Scott Tousignant of Boss Engineering and Jeff Klatt, the architect, were present. Mr. Tousignant stated that MDOT's approval for the stormwater discharge applies to this site as well. He provided the changes made to the previous plans after discussions with the Planning Commission. They have relocated the access drive further to the north per the LCRC's request, moved the building closer to the access drive, relocated a bank of parking spaces, eliminated the site access from the right side of the property, and added the sidewalk.

Mr. Borden reviewed his letter dated February 6, 2024.

1. Special Land Uses (Section 19.03):

- a. The special land use standards of Section 19.03 are generally met.
- b. In order to make favorable findings related to compatibility and impacts, the conditions of Sections 7.02.02(i) and (j) and the buffer zone requirements of Section 12.02.03 must be met to the Commission's satisfaction.
- c. If a favorable recommendation is made, the Commission may wish to include a condition that a sound study be provided for the drive-through speaker system when the tenant is known.
- d. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.

2. Drive-Through Use Conditions (Section 7.02.02(j)):

- a. The 500-foot spacing between drive-throughs is not met (approximately 120 feet). The applicant notes that they will seek a variance from ZBA.

3. Site Plan Review:

- a. Building materials and color scheme are subject to review and approval by the Planning Commission.
- b. The landscape plan is deficient in width and a full screen wall for the easterly buffer zone; there is only a partial screen wall.

Mr. Barber reviewed Ms. Byrne's letter dated February 6, 2024 states:

1. The petitioner should obtain approval from the Livingston County Road Commission (LCRC) for the proposed site driveway prior to final site plan approval.
2. The petitioner is proposing a closed pipe type underground detention basin comprised of five 42-inch diameter pipes to provide 16,890 cubic feet of storage. The proposed building, site drive, and parking improvements do not allow enough space for any at-grade stormwater detention or retention.
3. Soil borings and infiltration testing should be provided within the proposed detention basin footprint and should show the documented high groundwater elevation. Soil borings shall be provided to a depth of at least 20 feet. The petitioner has noted that no geotechnical work has been completed for the site yet, but the geotechnical from the northern parcel was used for the current design. The infiltration rate and soil borings being used for the current design should be confirmed prior to construction of the storm system. Mr. Tousignant stated they will obtain those.

4. The proposed underground detention basin will tie into the existing storm sewer on Latson Road. The LCRC has indicated that the existing storm sewer is under MDOT jurisdiction and approval from MDOT will be required to connect to it. If approval from MDOT cannot be obtained the proposed site layout and storm management plan would change significantly, therefore we recommend that approval from MDOT be obtained prior to bringing the site plan before the Township Planning Commission.
5. The LCRC completed a review of the traffic impact study and plans, and the study was revised per their recommendation. The study recommended signal modifications at the Grand River Avenue and Latson Road intersection, which would need to be reviewed and discussed with MDOT. The study also recommended restricting the northernmost site driveway to right-in-right-out and aligning the southernmost site driveway to align directly with the existing Lowes driveway. Both site driveway recommendations have been addressed on the revised plans.

The Brighton Area Fire Authority Fire Marshal's letter dated February 2, 2024 states "The East drive clear width has been reduced to 23.5-feet and shall be increased to 26-feet as required. West drive fire lane signs are facing the incorrect direction." Mr. Tousignant stated they will amend the plans to meet the

Commissioner Rauch thanked the applicant for making the revisions. He is very happy with the building colors and materials. He noted that the color of the fencing should be changed as requested in the previous project.

Commissioner McCreary questioned the traffic impact study. Mr. Tousignant stated the changes to the signalization at Grand River and Latson Road will be made to improve the peak hour grades. This will be done at the time the project is developed.

Commissioner Dhaenens questioned Mr. Borden's suggestion regarding the noise ordinance and the drive thru speaker. Mr. Borden stated that since we do not know what is being built there, the Commission may wish to include a condition that a sound study be provided for the drive-through speaker system when the tenant is known.

The call to the public was made at 8:00 pm with no response.

**Moved** by Commissioner Chouinard, supported by Commissioner Rassel, to recommend to the Township Board approval of the Special Use Application to allow for a proposed multi-tenant commercial center including a drive through coffee shop and outdoor seating restaurant located on vacant parcels#:4711-04-300-017 and 4711-09-100-~~017-004~~ Latson Road, east side of Latson Road, south side of Grand River Avenue. **The motion carried unanimously.**

**Moved** by Commissioner Chouinard, supported by Commissioner Rassel, to recommend to the Township Board approval of the Environmental Impact Assessment dated January 16, 2024 to allow for a proposed multi-tenant commercial center including a drive through coffee shop and

outdoor seating restaurant located on vacant parcels#:4711-04-300-017 and 4711-09-100-~~017~~  
~~004~~ Latson Road, east side of Latson Road, south side of Grand River Avenue. **The motion  
carried unanimously.**

**Moved** by Commissioner Chouinard, supported by Commissioner Rauch to recommend to the Township Board approval of the Site Plan dated January 16, 2024 to allow for a proposed multi-tenant commercial center including a drive through coffee shop and outdoor seating restaurant located on vacant parcels#:4711-04-300-017 and 4711-09-100-~~017~~~~004~~ Latson Road, east side of Latson Road, south side of Grand River Avenue, with the following conditions:

- The color of the fencing shall be changed from blue to a dark bronze or black color.
- The ZBA's approval of the future drive thru uses.
- The required concrete pad at the Dumpster enclosure shall be installed.
- The property split of this parcel shall be approved.
- All conditions by other agencies shall be met.

**The motion carried unanimously.**

NEW BUSINESS:

**OPEN PUBLIC HEARING #4...**Consideration of a special land use application, environmental impact assessment and site plan to allow for temporary boat sales and service at an existing commercial site located at 5776 Grand River Avenue, south side of Grand River Avenue, west of Dorr Road. The request is petitioned by Wonderland Marine West.

A. Recommendation of Special Use Application

B. Recommendation of Environmental Impact Assessment (~~11-29-231-16-24~~)

C. Recommendation of Site Plan (~~2-16-242-19-24~~)

Mr. Gary Mitter, Sr. stated they are in the process of renovating their existing building, and during construction, they need a temporary building. They purchased the building next to their business. They will be remodeling it and it will match the same style as their renovated existing building.

Mr. Borden reviewed his letter dated March 5, 2024.

1. Special Land Uses (Section 19.03):

- a. The special land use standards of Section 19.03 are generally met.
- b. In order to make favorable findings related to compatibility and impacts, the use requirements of Section 7.02.02(c) must be met to the Commission's satisfaction.
- c. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.

2. Use Requirements (Section 7.02.02(c)):

- a. The majority of the use conditions are met; however, the buffer zone/screen fence requirement for outdoor storage is not fully met at the rear of the site. They are proposing

a six-foot-high decorative aluminum fence. He noted that the adjacent uses can be used as a reason to waive this requirement.

3. Site Plan Review:

- a. The building front setback will no longer be compliant with the introduction of front yard parking. The applicant must either relocate the three front yard parking spaces or obtain a variance for the deficient building front setback. He suggested relocating the parking to the side of the building.
- b. There are parking spaces located behind gates, so the applicant must explain how the rear parking spaces will be accessed or if they will be identified as employee parking.
- c. Bumper blocks are prohibited unless deemed necessary by the Planning Commission.
- d. The Commission may wish to require new/modified light fixtures that meet current standards.
- e. The front yard greenbelt is deficient in tree plantings and a hedgerow/wall.
- f. He encourages removal of the nonconforming pole sign and replaced with a ground sign.

Mr. Barber reviewed Ms. Byrne's letter dated February 23, 2024 states;

1. The existing parking lot does not include concrete curb and gutter as required by Genoa Township's Zoning Ordinance. The Township may wish to require the addition of curb and gutter as part of this project.
2. Bumper blocks are being proposed on the rear parking spaces, but Genoa Township's Zoning Ordinance does not allow bumper blocks unless the Planning Commission deems them necessary. It does not appear that the bumper blocks are necessary where proposed.
3. The petitioner is proposing a temporary access drive to the property to the east, which will be removed before either parcel is sold in the future. A note should be added to the site plan explaining that the drive will be removed prior to sale of the property for documentation, since there will be no shared use agreement in place.
4. The proposed improvements will increase the total impervious surface of the site. It appears that the existing site does not include any storm sewer, and all storm flow from the parking lot is conveyed as sheet flow across the site towards the Grand River Avenue right-of-way. Although the additional impervious surface and drainage pattern are not ideal, there does not appear to be a feasible alternative for stormwater management for the site.

The Brighton Area Fire Authority Fire Marshal's letter dated March 1, 2024 states all of his previous comments have been addressed.

Commissioner Rassel asked how long the building will be used and what will be done with it afterward. Mr. Mitter stated approximately one year. He is not sure what will be done with it when their new building is complete. Mr. Borden stated that a Special Land Use ties to the property, so if that is approved it will be permanent.

Commissioner Dhaenens asked why they are proposing parking in the front. Mr. Mitter stated they need to have the spaces in the front for handicap access to enter the building. He added that there is front parking all along Grand River in this area.

Commissioner Rauch stated this shouldn't be reviewed by the Planning Commission until it has been before the ZBA. The site design could change depending on the outcome of that meeting. He is also concerned about the increased stormwater runoff as noted by the township engineer. He would not support approving this item without further information.

There was a discussion regarding moving the parking to the rear of the site. Mr. Mitter would consider that if it would meet the handicap requirements. This would eliminate the applicant needing to obtain a variance from the ZBA.

It was noted that a 30-foot drive is proposed from this property to the existing Wonderland site to the east, but there is not enough room because of the pole barn on that property. Mr. Mitter stated they removed part of the pole barn to accommodate that driveway. Ms. Ruthig stated that change to the pole barn was not included in the site plan approval for the existing Wonderland site.

The call to the public was made at 8:45 pm with no response.

**Moved** by Commissioner Dhaenens, supported by Commissioner Rassel, to table Open Public Hearing #4 of a special land use application, environmental impact assessment and site plan to allow for temporary boat sales and service at an existing commercial site located at 5776 Grand River Avenue until on or before the May 13, 2024 Planning Commission meeting. **The motion carried unanimously.**

The Planning Commission took a five-minute break from 8:50 pm - 8:55 pm.

**OPEN PUBLIC HEARING #5...**Consideration of a special land use application, environmental impact assessment and site plan to allow for outdoor RV/camper storage at 2630 Grand River Avenue, south side of Grand River Avenue, east of Chilson Road. The request is petitioned by Schafer Construction.

- A. Recommendation of Special Use Application
- B. Recommendation of Environmental Impact Assessment (~~1~~2-16-24)
- C. Recommendation of Site Plan (2-19-24)

Mr. Luke Wenger of Greentech Engineering stated they are requesting approval to allow for the storage of RV's and campers.

Mr. Borden reviewed his letter dated March 5, 2024.

- 1. Special Land Uses (Section 19.03):
  - a. The special land use standards of Section 19.03 are generally met.

- b. In order to make favorable findings related to compatibility and impacts, the conditions of Section 7.02.02(d) must be met to the Commission's satisfaction.
  - c. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.
2. Outdoor Commercial Storage (Section 7.02.02(d)):
- a. The Commission may require improvements to the paved surfacing of the outdoor storage area.
  - b. The plan does not fully provide the required buffer zones; however, the Planning Commission has the authority to waive or modify these requirements. He noted there is existing vegetation.
  - c. He suggests the chain link fencing utilize a screen fabric, instead of privacy slats, if the Commission is amenable to this option.
3. Site Plan Review:
- a. The applicant must coordinate refuse removal since the waste receptacle is behind a security gate.
  - b. The applicant must address any comments provided by the Township Engineer and/or the Brighton Area Fire Authority, particularly with respect to the security gate.

Mr. Barber stated that all of Ms. Byrne's previous concerns have been addressed.

The Brighton Area Fire Authority Fire Marshal's letter dated March 1, 2024 states all of his previous comments have been addressed.

Commissioner Dhaenens questioned the condition of the pavement where this storage is proposed. Mr. Wegner stated they do not believe the pavement needs to be replaced. He also stated that they will coordinate trash pickup with the contractor. He added they can accommodate the request to change the screening on the fence.

The call to the public was made at 9:12 pm with no response.

**Moved** by Commissioner Rauch, supported by Commissioner Rassel, to recommend to the Township Board approval of the Special Land Use Application to allow for outdoor RV/camper storage at 2630 Grand River Avenue. **The motion carried unanimously.**

**Moved** by Commissioner Rauch, supported by Commissioner McCreary, to recommend to the Township Board approval of the Environmental Impact Assessment dated ~~January~~ February 16, 2024 to allow for outdoor RV/camper storage at 2630 Grand River Avenue. **The motion carried unanimously.**

**Moved** by Commissioner Rauch, supported by Commissioner Rassel, to recommend to the Township Board approval of the Site Plan dated February 19, 2024 to allow for outdoor

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RV/camper storage at 2630 Grand River Avenue, south side of Grand River Avenue, east of Chilson Road, with the following condition:

- The slat material shown on the details of the fencing shall be switched for a fabric material to be attached to the existing chain link fence.

**The motion carried unanimously.**

#### ADMINISTRATIVE BUSINESS:

#### **Staff Report**

Ms. Ruthig stated there will be four items on the April Planning Commission agenda..

#### **Approval of the February 12 and February 13, 2024 Planning Commission meeting minutes**

One needed change was noted for the February 12 minutes.

**Moved** by Commissioner McCreary, seconded by Commissioner Dhaenens, to approve the minutes of the February 12, 2024 Planning Commission Meeting as amended. **The motion carried unanimously.**

**Moved** by Commissioner McCreary, seconded by Commissioner Rassel, to approve the minutes of the February 13, 2024 Planning Commission Meeting as presented. **The motion carried unanimously.**

#### **Member Discussion**

Commissioner Rauch noted that some of the items on tonight's agenda were not ready to be before the Planning Commission. Commissioner Dhaenens stated that the car wash and the retail building on Latson Road were successful this evening because of them coming before the Planning Commission previously and us working with them.

Commissioner McCreary requested to have a list of the meetings and the submittal deadlines on the table.

#### **Adjournment**

**Moved** by Commissioner McCreary, seconded by Commissioner Rassel, to adjourn the meeting at 9:24 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary