

## MINUTES

Cascade Charter Township Planning Commission  
Monday, June 20, 2005  
7:00 p.m.

- ARTICLE 1.** Chairman Goldberg called the meeting to order at 7:00 p.m.  
Members Present: Goldberg, Koessel, Lewis, Logue, MacAllister, McDonald, Postma, Richards, Robinson.  
Members Absent: None  
Others Present: Planning Director Peterson, Planner Deem, Admin. Assistant Hern and approximately fifteen (15) members of the public.
- ARTICLE 2.** Chairman Goldberg led the Pledge of Allegiance to the Flag.
- ARTICLE 3.** Chairman Goldberg requested motion for approval of the June 20<sup>th</sup> agenda. **Member Robinson motioned for approval of the agenda, supported by Member Richards. The motion carried.**
- ARTICLE 4.** **Member Lewis requested on page 3 (three) of the June 6, 2005 minutes under his statements regarding term limitations, he would like added to the minutes, his list of explanations. Items included:**
- 1) The Board should be based on performance.**
  - 2) Four (4) years is a good amount of time to become familiar with term.**
  - 3) Other governments, except for Ada and Grand Rapids, do not have limitations.**
  - 4) The Chairmanship changes every two (2) years.**
  - 5) Eventual openings on the Planning Commission and Zoning Board will allow for new individuals.**
- Member Lewis also thought Member MacAllister had some reasons regarding her statements that were not listed. **Member MacAllister noted she would like her comments added as well and will forward them to the secretary.**
- Member Lewis moved to accept the Minutes of June 6, 2005 with additions from he and Member MacAllister on page three (3), supported by Member McDonald. The motion carried.**
- ARTICLE 5.** **Receive and File:** Chairman Goldberg stated the Zoning Board of Appeals Minutes for May 10, 2005 have been received and filed.

**ARTICLE 6.**

**Case #05-2734: Tony Gunden**  
*(PUBLIC HEARING)*

The applicant requested a Type 1 Special Use Permit to construct a 30' x 40' accessory building at 8350 Grand River Drive.

Planner Deem related this is a 1,200 square foot accessory building and the Township ordinances allow for one (1) accessory building. He noted the applicant currently has an accessory building on the property and the building will be removed prior to construction from the property. Planner Deem said the building is 100 feet from the side yard and approximately 100 feet from the rear yard and the height of the proposed building is 16'4" feet at the midpoint. A building with these setbacks would be allowed to have a height of 22 feet and will be hard to see, due to the woods, from Grand River Drive. He also stated the building's exterior will match the residence and have vinyl siding.

Planner Deem noted Staff recommends that the Planning Commission approve the Special Use request for the construction of the accessory building with the following conditions:

- 1) The building is not involved, directly or indirectly with any business, trade, occupation or profession.
- 2) Any lighting for the building would be downcast.

Member MacAllister asked for the other elevations of the project and asked where the driveway will connect and Planner Deem said he wasn't sure; hasn't been proposed yet.

Applicant Tony Gunden said the building would look exactly like the house with the same roof pitch. He addressed Member MacAllister's question regarding the driveway and said he may cut through the yard. He noted the building would be used for storage, as he is a contractor and he and his wife collect antiques.

Member MacAllister asked where they would drive into the barn and Applicant Gunden described on the plans.

Chairman Goldberg noted the lighting is not shown on the plans. Applicant Gunden said he doesn't have any planned at this time and if any is added, it will match the house. Chairman Goldberg asked the applicant to note that if lighting is added, it must be downcast.

Member Lewis noted to say there's an elevation at the property is an understatement and noted how lovely their current building is. Member Lewis asked the applicant what his plans are for the

original building. Applicant Gunden noted plans are currently being made for it to be moved to another home.

**Member Lewis supported by Member Koessel moved to open the public hearing. The motion carried and the public hearing was opened.**

Amy Mannor, resident at 1651 Highgrove, asked where the new building will be located in relation to her house and if she'll be able to see it. Applicant Gunden said the building will be closer to the toboggan hill that's located near their properties and he doubts she'll be able to see it even during the winter months. Resident Mannor questioned if the building is for storage only; noting her concern hearing sawing and hammering since he's a contractor. Applicant Gunden reassured her the new building is for storage only.

**Member Robinson supported by Member MacAllister moved to close the public hearing. The motion carried and the public hearing was closed.**

Planner Deem related a couple of phone calls were received regarding the project but were inquiries only.

**Member Koessel supported by Member McDonald moved to approve the applicant's request for a Type I Special Use Permit to construct a 30' x 40' accessory building at 8350 Grand River Drive noting:**

- 1) **The Applicant cannot utilize the building with any business, trade, occupation or profession.**
- 2) **If lighting is added, must be downcast.**

**Member Robinson added another condition:**

- 3) **The first building must be removed prior to construction of the new building.**

**The motion carried.**

## **ARTICLE 7.**

### **Case #05-2700: Kraft Street Partners (PUBLIC HEARING)**

The applicant requested to change the zoning classification from B2 Commercial to Planned Unit Development to allow for the construction of a new personal service store at 5703 28<sup>th</sup> Street.

Planning Director Peterson began by clarifying that the personal service store means this building would be a hair salon. He described the location on the North side of 28<sup>th</sup> Street between Gordon Food Service and Chatam Woods and the property consists

of 7.5 acres. He noted 28<sup>th</sup> Street would serve as an entrance and the location of the building is on the east side of the vacant property. The building would be approximate 6,500 square feet and the plans do show a possible future expansion but the rest of the site is to remain vacant until they have a proposed use. Planning Director Peterson noted the site is bounded by the residential use to the north (Chatwick Hills) and the developer has proposed a landscape screen to match what was done at Betten Auto in this area. This landscape buffer is 40 feet wide and landscaped with trees, shrubs and evergreens. The developer plans on continuing the berm along the north property line that was started by Betten Auto, the berm is about 2-3 feet high with plantings along the top. Planning Director Peterson also noted the plans do not indicate what type of Spruce trees are going in and Staff has recommended the Colorado Blue Spruce that will also match Betten Auto.

Planning Director Peterson also stated the developer has also designed their lighting plan to meet the Township's standards as well as limited the height of the light poles to 200 feet high for those that are within 200 feet of the north property line.

He also noted the plans include completion of the access road from Kraft through to the light at Charlevoix and 28<sup>th</sup> Street. Planning Director Peterson noted the Planning Commission would need to decide how much of the service drive should be constructed at this time saying that Staff would like to see the service drive constructed to the west side of phase 1 of this project, thus completing the drive when the remainder of the land is developed. He noted this would avoid the conflicts with Gordon Food Service and would also avoid having to relocate the access to Kraft in the future if a more advisable location is available. Planning Director Peterson noted that some of the Board may remember the most recent addition to the Design One salon to the south. This plan included the revised entrance off from 28<sup>th</sup> Street as shown on the plans. The proposed project is purchasing the entrance and will be included in the new PUD. These plans are consistent with what was presented at the time of the Design One addition. The legal issues regarding the access drive and the property owner to the east, Esplanade, have now been addressed and incorporated into the project as proposed. Planning Director Peterson noted Esplanade has part of structure on the developer's property and they're trying to work out the details. He also noted that if the additional property is acquired, the developer would be able to add two (2) more buildings to the parcel, ordinance states one (1) building per three (3) acres.

Planning Director Peterson also reported the storm water design shows a detention pond in the northwest corner of the site. The detention pond is designed for the entire site if developed. It is also being located in a spot that would provide additional buffer to the residential use to the north. The final design will have to be approved by the Township Engineer. It is also being located in a spot that would provide additional buffer to the residential use to the north. The final design would have to be approved by the Township Engineer.

The developer also plans to create a boulevard from 28<sup>th</sup> Street if the court settles in his favor of purchasing the area from Design One. The developer has investigated providing sidewalk into the site from 28<sup>th</sup> Street and appears that there is not enough space for a sidewalk from 28<sup>th</sup> Street into the site and noted sidewalks would hamper the landscaping and Staff suggested a sidewalk connection from Kraft Ave. when the access to Kraft is created. Sidewalk could also be along the Kraft Ave. frontage.

Planning Director Peterson noted the applicant does plan on placing a small sign inside the new median at the 28<sup>th</sup> Street entrance. Their plan indicates a sign 9 feet tall and 40 square feet total. This would be smaller than other pole signs in the area and would be used to indicate the addresses of this project as well as the property behind Betten Auto. He noted the Waterfall Shoppes is limited to five (5) feet high and sixty (60) square feet and suggested using those same limitations for this sign. He also said this would be consistent with other directional signs the Planning Commission has approved in the past and the applicant has not indicated the desire for any modifications to signage allowances.

Planning Director Peterson noted the elevation plan indicates that the building is twenty-two (22) feet tall.

Planning Director Peterson said the property is Master Planned Commercial and the use being proposed would be consistent with that designation as well as the current Commercial Zoning. He also noted the other acreage would be under PUD amendment and the developer would have to attend public hearings for each building.

Planning Director Peterson said the Chatwick Hills Association held a Board Meeting on June 16<sup>th</sup> regarding the project and Staff has not heard from the association.

Planning Director Peterson summarized that the rezoning conditions, according to Section 16.03.2 of the Zoning Ordinance, must be met.

Chairman Goldberg expressed his concern for a couple of spots in the plans (parking and the bend in the service drive) where car headlights may point into the homes of the residents. Planning Director Peterson said the north property line will be heavily landscaped and the Township's ultimate goal would be to have the service drive exit straight out to Kraft Avenue. He also questioned if his interpretation of the PUD was correct by asking if the applicant needs to request an amendment for each phase of the project on the property. Planning Director Peterson confirmed the applicant does need to come before the Planning Commission for each phase of their project, only one (1) building per three (3) acres.

Member McDonald asked if there are any designated swamps or wetlands on the property and the applicant said there is nothing designated. Member McDonald also asked if the applicant plans to clear some of the extensive overgrowth and Planning Director Peterson said the buffer area will be thinned out and has already been done once.

Member Koessel asked if the storm sewer would be put in right away and Planning Director Peterson noted that it would be for at least the first building. Planning Director Peterson noted the sewer would require revisions for the proposed service drive and for Gordon Food Service. He further explained that Gordon Food Service has a very elaborate system that has an underground retention pond. The other businesses in the area have drains to the parcel but no formal retention pond has been installed, this project would help the area and its businesses. Member Koessel noted that nothing has been formally agreed upon regarding the retention pond and Planning Director Peterson said the language for the retention pond would be in the PUD ordinance.

Member MacAllister expressed her concern regarding Phase II of the project and the retention pond and the applicant needing to move it after Phase II has been completed. Member MacAllister noted it would be helpful if the plans included the retention pond. Planning Director Peterson noted this is a great opportunity for the Planning Commission to address issues such as this. Member MacAllister noted her concern with additional buildings on the parcel and thought the retention pond may be better located towards Kraft Ave. She also questioned the boulevard as part of

this project or is the sidewalk the responsibility of Design One? Planning Director Peterson said the road already exists but it is not a boulevard as the applicant has submitted on the plans, the boulevard is part of the plans for this project. Member MacAllister asked if the center islands were not done, could additional sidewalks be done. Planning Director Peterson noted Staff has reviewed the width of the area and, in his opinion; there is no room for sidewalks.

Member MacAllister questioned if the service drive would open up behind Betten Autos since they're currently parking vehicles on the drive. Planning Director Peterson confirmed that the vehicles would have to be moved if the connection is made, yes, Betten Autos has to restore the service drive to allow for traffic.

Planning Director Peterson noted that Staff believes this project meets the requirements for rezoning to PUD since the property is already zoned and Master Planned commercial and the use is consistent with those designations. He also said the plan includes the appropriate buffers to the north residential properties and provides for the access drive connections to Kraft. Staff recommends approval of the plan with the following conditions:

- 1) Approval of the final storm water plans by the Township Engineer.
- 2) Show the 2-3 foot high landscape berm along the north property line.
- 3) Indicate that the evergreens on site will be Colorado Blue Spruce.
- 4) Revise the Identification sign to a limit of five (5) feet high and sixty (60) square feet.
- 5) Include in the PUD Ordinance that when phase 2 is developed, it come in for an amendment to the PUD.

He also noted that if the Planning Commission approves the plan for the development, it would come back with the PUD Ordinance that would regulate the project for a recommendation to the Township Board.

Mark Harmsen of Kraft St. Partners provided answers to some of the question of the Planning Commission. He noted the landscape buffer will be ninety-five (95) feet with Chatwick Hills along the north side of the property, this buffer is to be installed and approximately four (4) to five (5) feet tall, alleviating headlights from traffic and parking.

He also noted that the property was surveyed and there are no designated wetlands on the land. The project has a storm drain

along the south and a ditch is already there and used by Burger King, Design One and other businesses. Harmsen noted the retention pond would be done with the first building and the businesses will share in the cost of the drain.

Harmsen also noted that the applicant has been in litigation with Design One for the past 1 ½ years regarding their twenty (20) feet along the proposed boulevard and what would be removed.

Member MacAllister questioned the type of landscaping for the boulevard and if it were shrunk, could sidewalks be added. Harmsen noted that by shrinking the boulevard, it would make the drive on and off 28<sup>th</sup> Street very narrow and needs to be this wide to allow for traffic.

Harmsen noted that Gordon Food Service has Township easement requirements to access drive to Kraft and the service drive would be completed in phase two (2) of the project. He noted they are working with Gordon Food Service to purchase an agreement for power drain easements. If the purchase goes through, the developers would like to open the service drive up and eliminate the bend in the drawings towards Kraft and bring the service drive straight through, eliminating the bend, and the drive would line-up across from the Meijer service drive. Harmsen noted this is the developer's goal and the Township supports this goal.

Harmsen noted that Allstate would also have enough property to add another, third, building and Betten Auto supports Phase I of the plans.

Member McDonald asked where the telephone pole and where the wires connect to. Harmsen said the pole and wires were utilized by an old service building that is no longer there, the wires are dead. Member McDonald asked if they would be clear-cutting all the property or just the site for Phase I. Harmsen noted the area has been clear-cut once already with the exception of the north buffer; they could do it all now, hasn't been discussed.

Harmsen also reported he spoke with the association and their issue was that the service road could not go across the north property line; developer has agreed. He also noted that Sundance Grill is infringing upon their easement rights and are working with them for an agreement.

Member MacAllister said she is trying to allow for pedestrians to walk into the area and asked if consideration is being give to



sidewalk to Kraft since there is already a partial walk there. Harmsen noted that sidewalks may be considered when the entire service drive is done but at this time, not part of the plans.

**Member Koessel supported by Member MacAllister moved to open the public hearing. The motion carried and the public hearing was opened.**

Cathleen Stahl of the Chatwick Board speaking as representative summarized the plans as described above. She noted the association has concerns regarding the retention pond that's already there and more asphalt being laid; residents are experiencing flooding in their backyards and basements currently and will this add to their problems? She also asked if a review has been done of the springs in the area. The association also wonders if privacy fencing may be added along the line and on the east end of the property, noting Betten has chain link fencing. Harmsen replied by saying the issue of increased flooding should actually dissipate with the project since a retention pond will be installed. He noted that the businesses have sewers that go out to the land, but there is no retention pond, the water just runs out into the property. He also said the developer would consider privacy fencing along the property line and Betten will have to move their current fencing closer to their property once the service road is opened. Stahl noted the association is requesting privacy fencing because in the winter, headlights do shine into their bedrooms and living rooms.

Member McDonald asked if the residential flooding problems began when Betten Auto was built and Stahl said it has happened and increased over time. Harmsen noted that there is a high water table in that area and would be happy to have the engineer check water. He also said they would consider moving the pond to the south and when it is built, will include four (4) other businesses to utilize excluding Gordon Food Service. Harmsen said the four (4) businesses currently empty into the ditch and are unregulated; the project would help the water problems.

Harmsen also said the fence along the service drive should not be a problem and they are willing to work with the association, the developer installed one for residents out in Grandville for a different project and doesn't foresee any problems.

Member Lewis asked if the address would be a 28<sup>th</sup> Street address and Harmsen stated yes and are approaching the County for address changes from 5757 28<sup>th</sup> Street to 5753, which is available.

Planner Deem related a few phone calls were received, callers were asking questions but no opposition received.

**Member Robinson supported by Member MacAllister moved to close the public hearing. The motion carried and the public hearing was closed.**

**Member Koessel motioned for approval of the project noting the six (6) Staff recommendations already outlined and adding the following recommendations:**

- 7) Privacy fence to be erected along north property line and Developer to work with the President or Representative from the Association.**
- 8) Open service drive by Betten Auto**
- 9) Service road to stop at Gordon Food Service and completing service road to be included with Phase 2.**

**Member Postma supported the motion.**

Member Robinson questioned if the spring study should be included in phase 1 and member Koessel believes the engineers will review the area for water. Planning Director Peterson said he would speak with the engineer regarding the springs.

Member Lewis noted that in order to protect the high paying owners on 28<sup>th</sup> Street, the developer understands there are to be no off-premise signs. Harmsen acknowledged Member Lewis' statement and noted they will hopefully own part of the easement once the court settlement has been closed.

Member MacAllister said she would like to see the owner work on sidewalks for the area and to continue working with Staff and the Township's sidewalks.

Member McDonald asked for the buffer to be noted as a ninety-five foot buffer versus the forty-foot buffer, Planning Director Peterson will write in.

**Member Lewis called to question the motion on the floor. All Board Members in favor with MacAllister opposed. Motion carried.**

## **ARTICLE 8.**

### **Case #05-2728 Barnes Management (PUBLIC HEARING)**

Applicant is requesting to change the zoning classification from R1 Residential to PUD to allow for the construction of an office building at 1544 MacNider.

Planning Director Peterson said the area is in the southeast corner of MacNider and Cascade Rd. and is approximately two (2) acres and noted Watermark is zoned PUD. He noted the site is the result of the applicant's desire to acquire two (2) different properties; together these properties make up two (2) acres. One property is a small strip of land that is actually part of a much larger parcel and by itself, would not be a permitted parcel. He also related the residentially zoned properties in this area total approximately six (6) acres. If the project proceeds, there will be about four (4) acres left as residential. Staff has always indicated that if any rezoning were to take place in this area, it should include all of the properties in order to better plan for the area. This would help provide better buffering to adjacent land uses and ensure that the uses would be compatible to those being proposed.

The building being proposed is for 10,000 square feet that the applicant would own and occupy half the building, leaving the other half for future use. The lower buildings have a 25-foot buffer and no parking will be along the front along Cascade Road. Planning Director Peterson also said the Kent County Road Commission has been contacted regarding the driveway location and Staff has not heard from them if acceptable. The project still meets the Cascade Road Corridor Plan.

He also said discussions have been held regarding adding a center left turn lane on Cascade Road and is being considered by the developer. He also said a traffic study has been done and this building would not warrant a center left lane but the next building would.

Planning Director Peterson stated Staff has reviewed the project and is not consistent with Master Plan and would have a negative impact on residential and the south side does not meet the required buffer.

Chairman Goldberg questioned if applicant indicated willingness to be compliant with issues and Planning Director Peterson said they haven't spoken regarding specifics, need to re-zone the parcel first.

Planning Director Peterson stated that Staff recommends denial of the rezoning as proposed since it does not meet the standards for PUD rezoning. He noted that if the Planning Commission does not agree with Staff then it is suggested that they describe how they

have met each of the rezoning standards and table the site plan in order to have the following items addressed:

- 1) Require a center turn lane on Cascade Road.
- 2) Final storm water design plans.
- 3) Removal of the southern drive on the site plan.
- 4) A complete signage plan for the building.
- 5) Require the building to be downsized to only accommodate the applicant's needs since they will be occupying only half the building.
- 6) Provide a lighting plan in compliance with Township standards.

Jeff Barnes of Barnes Management showed the buffer area under discussion and their plan to move the south drive up, these were changed per the engineer's request and noted the retention pond and lights are not to shine onto adjacent property. Barnes showed the additional buffer and landscape that provides more than the Township requires. He noted they're trying to create an inviting area and the offices would be located along Cascade Road and keep the residential along the golf course. Barnes also said they have worked to comply with Township Staff and the issue regarding the south drive is to provide an easement. He also noted they are working with neighbors of the property, the owner and Township Staff and cannot control development of other parcels. Barnes noted he is a Township resident and wants to stay here and also noted signage and lighting would meet PUD requirements.

**Member Lewis supported by Member McDonald moved to open the public hearing. The motion carried and the public hearing was opened.**

Mike Johnson, property owner of 1544 Cascade Rd., stated he doesn't approve of the rezoning. The homes in the area are smaller homes and purpose is to have someone buy it should owners decide to sell. The owners around the site were never told anything regarding the other parcels.

Dave Shaffer, property owner of 5610 Cascade Rd., said he is not opposed to the building if an easement is installed to allow for proper ingress and egress into the building.

Mark Bremer, property owner of 5630 Cascade Rd., said it probably wouldn't be possible to group all the parcels together and what is being proposed now, isn't the best.

Lynn Rocca, property owner of 1594 MacNider, said they are trying to sell their vacant house and there is no interest in the home because of a sign that notes property as "Possible Commercial". She is opposed to the rezoning.

Terry Westbrook, property owner of 5673 Far Hill (representing Tommy Ray of 1588 MacNider), doesn't want the office going up, his property has been on the market quite some time and asked the Planning Commission for a resolution to this issue so folks can move on with their lives.

Tommy Ray, property owner of 1588 MacNider, noted the site of the project is 1.8 acres and could blend in the back with landscaping but noted cars along the property within 25-feet and opposes the project.

Planner Deem noted one letter was received and included within the Planning Commission's packets.

**Member Robinson moved and member Lewis supported closing the public hearing. The motion carried and the public hearing was closed.**

Member Lewis noted that there seems to be two (2) issues being presented, rezoning and the site plan, and the Planning Commission needs to make a recommendation to the Township. He noted that the property owners have a right to make money on their property. He also noted that Cascade Road was developed to move traffic but doesn't want to see it developed like the East Beltline nor 28<sup>th</sup> Street and there are lots of R1 in Watermark and Manchester Hills along Cascade. He sees the advantages to the owners and developers as well. Member Lewis stated he would vote against the project.

Member Richards said she agrees with Member Lewis and the project is good for Barnes Management and has financial benefit with the owners. She also noted that Mr. Ray's letter is very compelling in denying the project but is from his own personal interest. Member Richards noted the Township does not have a benefit for approving the project and further noted that new homes are being built along Cascade Road. She would vote against the project.

Member Robinson stated he agrees with the other two (2) Planning Commissioners and supports Staff in denying the rezoning to PUD.

Member Koessel noted the Spaulding property that has a church is in R1 residential and the credit union that was built is actually part in Ada and part Cascade. He noted the property is worth more as residential as long as zoned R1, he believes the rezoning is not in their best interest.

Chairman Goldberg noted the parcels and the two (2) acres for the building includes a panhandle that is not natural. This panhandle impacts adjoining properties to allow for mix-use development and to piece-meal together the acreage. He noted it makes no sense and is against it.

**Member Lewis motioned to deny PUD rezoning of 1544 MacNider Avenue supported by Member MacAllister.**

Member Logue asked if all property owners are for rezoning, what happens if one (1) property owner is opposed; how would they request rezoning? Member Koessel noted that there are six (6) acres of land and all neighbors would have to request rezoning as PUD, if one (1) opposes rezoning, it will not happen. Planning Director Peterson noted that each case would have to be dependent on the project and there is only one (1) standard and that is in order to control a single entity; would need to meet minimum requirements.

**All were in favor of denying the PUD rezoning of 1544 MacNider Avenue. Motion carried.**

## **ARTICLE 9.**

### **Case #04-2694: Trane of West Michigan**

Applicant is requesting site plan approval for a new 79,000-square foot building on lots 29 and 30 of the Meadowbrooke Business Park.

Planning Director Peterson opened with the project has the same conditions as before and has been reviewed by Meadowbrook Association.

Brent Shoemaker, representing the applicant, said he has nothing to add.

**Member Koessel motioned for approval with support from Member McDonald to approve the site plan for a new 79,000 square foot building on lots 29 and 30 of the Meadowbrooke Business Park.**

**All in favor of approval, none opposed. Motion carried.**

**ARTICLE 10. Any Other Business**

Member Koessel said the Township had two (2) town meetings regarding the Burton Street sewer project and the Township Board was applauded and supported regarding the project. The sewer serves Burton Street and lower lavatories will be connected to the new sewer. A meeting was also held with Pineridge Wednesday night and everyone supported the project.

Member Koessel also noted that the recommended term limits will not be on this Wednesday's Township Board's agenda and encouraged the Planning Commission to attend the meeting when the Township Board reviews it; it will be a tough sell.

Member McDonald asked if the streetlights were reviewed and complimented the Township Board in handling the sewer project.

Member MacAllister said she noticed Walgreen's took their sign down.

**ARTICLE 11. Adjournment**

**Member Robinson supported by Member McDonald moved to adjourn. The motion carried and the meeting was adjourned at 9:38 p.m.**

Respectfully submitted,

Tom McDonald, Secretary

TMD:LH

**Michael Deem**

---

**To:** Brian Vilmont (E-mail)  
**Cc:** Steve  
**Subject:** sidewalk map



sidewalk.jpg