



PLANNING COMMISSION MINUTES

Draft

CITY OF NOVI

Regular Meeting

May 18, 2011 | 7 PM

Council Chambers | Novi Civic Center | 45175 W. Ten Mile
(248) 347-0475

CALL TO ORDER

The meeting was called to order at or about 7:00 PM.

ROLL CALL

Present: Member Baratta, Member Cassis, Member Greco, Member Gutman, Member Larson (arrived at 7:01pm), Member Meyer, Chair Pehrson, Member Prince

Also Present: Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; David Beschke, Landscape Architect; Ben Croy, City Engineer; Kristin Kolb, City Attorney

Absent: Member Lynch (excused)

PLEDGE OF ALLEGIANCE

Member Meyer led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Moved by Member Gutman, seconded by Member Greco.

VOICE VOTE ON THE AGENDA APPROVAL, MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER GRECO:

Motion to approve the May 18, 2011 Planning Commission agenda. *Motion carried 8-0.*

AUDIENCE PARTICIPATION

No one from the audience wished to speak.

CORRESPONDENCE

There was no correspondence.

COMMITTEE REPORTS

There were no Committee Reports.

COMMUNITY DEVELOPMENT DEPUTY DIRECTOR REPORT

Deputy Director McBeth reported that at the City Council meeting of May 9, 2011, the City Council approved the rezoning request for Knightsbridge Gate that the Planning Commission recently reviewed.

Also, in the Planning Commission's packet is a flyer regarding the shared service efforts in providing aerial photo imagery. SEMCOG, the Southeast Michigan Council of Governments, the Detroit Water and Sewer Department and the USGS worked together to provide the 2010 southeast Michigan aerial imagery and it has been made available at no cost. A copy of Novi's aerial photo is now displayed in the atrium, and is also available for viewing on the City's website.

Staff has also included information regarding the Novi Road link construction project. Novi Road will be officially closed for through traffic beginning Monday, May 23, 2011 as reported to us from the contractor for the Road Commission for Oakland County. This closure will be for the entire summer and is expected to extend into the fall of this year. Businesses will be open along the corridor, but the road is closed to through traffic.

Also, Chair Pehrson and staff conferred earlier and have decided to cancel the May 25, 2011 Planning Commission meeting. The Planning Commission will meet on June 15, 2011 for the regularly scheduled meeting.

CONSENT AGENDA – REMOVALS AND APPROVAL

There were no items on the Consent Agenda.

PUBLIC HEARINGS

1. CHUCK E. CHEESE EXPANSION SP11-09

Public Hearing to consider the request of CEC Entertainment, Inc. for recommendation to City Council for Special Land Use Permit and Preliminary Site Plan Approval. The subject property is within the existing Twelve Mile Crossing at Fountain Walk shopping center south of Twelve Mile Road and west of Donelson Drive. The applicant is proposing an approximately 3,000 square foot addition to the rear of the existing Chuck E. Cheese restaurant as well as some minor updates to the front façade of the building.

Planner Kapelanski stated that the existing restaurant is located within the Twelve Mile Crossing at Fountain Walk shopping center just south of Dick's Sporting Goods. The center is located south of Twelve Mile Road and west of Donelson Drive.

Planner Kapelanski stated that the restaurant property is zoned RC, Regional Center and is bordered by mostly commercial zoning with office zoning on the north side of Twelve Mile Road.

Planner Kapelanski explained that the applicant is proposing an approximately 3,000 square foot addition on the west side of the existing restaurant along with minor updates to the façade. Buildings previously demolished within the center have made Chuck E. Cheese a freestanding restaurant, which is a special land use, requiring the approval of the City Council in the RC District. All reviews recommend approval of the preliminary site plan with minor items to be corrected on the stamping set submittal. The Planning Commission is asked to make a recommendation to City Council regarding the preliminary site plan and special land use permit. The factors listed in Section 2516.2.c of the Zoning Ordinance should be considered as part of the special land use permit review.

Chair Pehrson asked the applicant if there was anything else to add.

Michael Marks of Giffels Webster Engineers introduced himself as the engineer for the project. Mr. Marks thanked the staff and the Planning Commission for having this special meeting and indicated that he is available for questions.

Chair Pehrson stated that this was a public hearing and invited anyone in the audience that wished to address the Planning Commission on the matter to step forward.

No one wished to speak and there was no correspondence. Chair Pehrson closed the public hearing.

Member Gutman said that the plans appear to be in order and said that he is prepared to make a motion to recommend approval.

Motion made by Member Gutman and seconded by Member Larson.

ROLL CALL VOTE ON THE SPECIAL LAND USE APPROVAL RECOMMENDATION MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER LARSON:

In the matter of the request of CEC Entertainment for Chuck E. Cheese Expansion SP 11-09, motion to

recommend approval of the Special Land Use permit, subject to the following (a) City Council finding under Section 2516.2.c for the Special Land Use permit that, relative to other feasible uses of the site: The proposed use will not cause any detrimental impact on existing thoroughfares due to the fact that not all of the additional trips expected will be added to the area road system since some customers will come from within the center; The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood due to the fact that no changes in the use of the site are proposed; The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use; The proposed use will promote the use of land in a socially and economically desirable manner; and The proposed use is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located as noted in the staff and consultant's review letters; and (b) Compliance with all conditions and requirements listed in the staff and consultant review letters.

This motion is made because the plan is otherwise in compliance with Article 17, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance. *Motion carried 8-0.*

Motion made by Member Gutman and seconded by Member Larson.

ROLL CALL VOTE ON THE SITE PLAN APPROVAL RECOMMENDATION MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER LARSON:

In the matter of the request of CEC Entertainment for Chuck E. Cheese Expansion SP 11-09, motion to recommend approval of the Preliminary Site Plan subject to compliance with all the conditions and requirements listed in the staff and consultant review letters. This motion is made because the plan is otherwise in compliance with Article 17, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance. *Motion carried 8-0.*

2. CADILLAC OF NOVI SP11-10

Public hearing on the request of Gardan LLC for Cadillac of Novi for Preliminary Site Plan and Special Development Option concept plan recommendation for approval and approval of the Stormwater Management Plan. The subject property is located 41350 Grand River Avenue at the northeast corner of Grand River Avenue and Meadowbrook Road, in Section 24 of the City. The property totals 6.7 acres and the applicant is proposing building additions totaling approximately 3,200 square feet and changes to the existing parking lot layout.

Planner Kapelanski stated that the subject property is located at the northeast corner of Grand River Avenue and Meadowbrook Road. Properties to the north include existing office and industrial space. There is vacant land to the east and to the south and Gateway Village is to the west.

Planner Kapelanski explained that the property is currently zoned GE, Gateway East and is surrounded by I-1 zoning to the north and east, office zoning to the south and commercial zoning to the west.

The applicant is proposing to expand the existing Cadillac dealership with additions and/or canopies on the north and east sides of the existing building. The building additions on the Preliminary Site Plan total approximately 3,200 square feet. However, the applicant has since replaced the north addition with a canopy to address the Fire Marshal's concerns reducing the proposed size of the additions. A stamped concrete patio for vehicle display and a service canopy on the east side of the building are also proposed. The parking lot will be expanded at the rear of the property and other minor parking lot layout changes are also proposed.

The site was originally approved as a Hummer Dealership utilizing the Special Development Option provisions of the Gateway East District. Applicants using this option are permitted uses not typically allowed in the district provided certain factors are met. As part of the approval process, a development agreement is written to outline the terms of the development. The original approvals for the site were granted in 2004.

The applicant is proposing alterations to the site that would affect the provisions outlined in the existing development agreement and also expand the use on the site. Therefore, revised approval is required. Per the standards of the GE District, approval by City Council is required after review and recommendation by the Planning Commission.

The planning review recommends approval with items to be addressed on the final site plan submittal and also notes the revised development agreement is required prior to consideration by the City Council. The engineering and traffic reviews recommend approval also with items to address on the final site plan submittal. Both reviews note the applicant will need a waiver to allow for painted end islands with non-standard geometry. The façade, landscape and wetland reviews all recommend approval with adjustments to be made on the final site plan and/or as part of the revised development agreement. The fire review does not recommend approval noting concerns with the height of the proposed canopy and interference with a Fire Department connection and fire hydrant. The applicant has since met with the Fire Marshal on site and they were able to resolve the outstanding issues by changing the north building addition to a canopy.

The Planning Commission is asked to make a recommendation to the City Council regarding the preliminary site plan, special development option concept plan and stormwater management plan. There are numerous factors noted in the Zoning Ordinance and included in the planning review letter that the Planning Commission should consider when making its recommendation, specifically the factors listed in Sections 904C.1.b, 2516.2.c and 904D.

Chair Pehrson asked the applicant if he had anything to add.

Matthew Quinn stated that there were representatives present from Cityscape Architect, Livingston Engineers, Schonsheck Builders and Gary Wood.

Mr. Quinn stated that his client has the old Hummer Dealership. Hummer is now going out of business. Mr. Wood and his partner Mr. Frost have an outstanding relationship with General Motors and have been able to get a Cadillac dealer here in Novi. This is a very successful Cadillac dealer - one of the top dealers in the United States.

Mr. Quinn stated that in order to make this building work for a Cadillac dealership, a few changes are needed. Cadillac would like to come in and revamp the building with façade changes, add to the showroom area and make outside changes to the parking lot as well. They will be taking out the demonstration track that was used prior for the Hummer dealer and would like to put in additional parking.

The stamped concrete display area including the island pad will all be vehicle display areas. These areas will have accent lighting which will be low key and more like pedestrian lighting. This will give an exciting look for the customers of the Cadillac vehicles.

Mr. Quinn said the façade at the corner of Grand River will be modified to be a stone feature from the existing brick. This will tie in nicely with the same stone and color that is on top of the building and the line that goes through the building tying in the window treatments. Also, the east side will also be of the same color. A Section 9 Waiver is needed because of the amount of stone proposed instead of brick.

Mr. Quinn said, at the back, by Chapman Creek, we are proposing to remove the test track. One of the

waivers is for the shape of the parking area. We would like to paint these end islands instead of having them raised with the curb. The reason being is that, this is the area where the leased cars are turned in. The trade-in cars will be parked in this area before a vehicle hauler can come in and pick them up. The vehicle hauler has to make the turns, so it is really not feasible to put a curb back there. This is why the painted stripe waiver is being asked for.

Mr. Quinn said the other waiver relates to the average to minimum parking lot lighting. If you drive by the Cadillac dealership at night; you might say that area has enough light on it and you can see everything. Mr. Quinn stated that what we would be required to do to meet your ordinances in this back area, is that we would have to add some additional lighting in the rear to meet the ordinance standards. We would not want to add lights to the back area since we think that there is plenty of light on the site. The only thing behind the new parking area it is the river. Some people consider this site over lit already. Mr. Quinn stated that with the new ordinance, if this building were built now, we would probably have to tone down the lighting.

Mr. Quinn stated the other change is the signage. We still have the main sign on the front of the building and sign previously approved Meadowbrook Road. Two insignias for Cadillac are under the windows on that side. We are also requesting two monument signs; one at the Meadowbrook Road entrance and one at the Grand River entrance. There is also the insignia on the existing wall where the vehicle display pad is located.

Mr. Quinn said that we have a draft SDO agreement. It has been sent to the city attorney and we have already agreed on 99% of the language. What gets attached to that agreement and goes to City Council Monday night are all the Exhibits; Site Plan Exhibits, Legal Description and all of those drawings the Planning Commission is considering this evening.

Mr. Quinn stated that the improvements that are being done to the Cadillac dealership are going to create a world class dealership that will continue to maintain its status as one of the top Cadillac dealerships in the United States. We are asking for the Planning Commission's support and positive recommendation to the City Council.

Chair Pehrson stated that this was a public hearing and invited anyone in the audience that wished to address the Planning Commission on the matter to step forward.

No one wished to speak and there was no correspondence. Chair Pehrson closed the public hearing.

Member Larson confirmed with Mr. Quinn that as part of the request a number of signs are to be incorporated into the building. Member Larson asked Deputy Director McBeth if the signage met the City's current standards.

Deputy Director McBeth stated that the signage is covered by the SDO Agreement. Staff did not go into a lot of detail in the packet regarding the proposed signage, but the applicant is proposing more than the ordinance would typically allow. There will be some additional information that will be included in the City Council packet. Attorney Kolb is taking a few notes on items that the Commission might want to add to the motion if a motion is being made this evening regarding both the signage and the questions about the lighting. Staff had an assumption that the lighting was going to be revised to conform with the ordinance standards but it sounds like Mr. Quinn is saying they may be seeking a variance or a deviation from those standards. The signage is covered in the SDO Agreement and what the applicant is asking for is significantly more than the ordinance would allow. The Planning Commission may want to make a recommendation to the City Council on the proposed signage, as well.

Member Cassis stated that he is glad that this dealership will continue but he would have liked to see a glass atrium built to invite people in to the dealership. Member Cassis wished the applicant continued success.

Motion made by Member Gutman, seconded by Member Meyer.

In the matter of the request of Gardan LLC for Cadillac of Novi SP 11-10, motion to recommend approval of the amended Special Development Option concept plan, subject to the following: (a) City Council finding that the proposed use meets the criteria identified in Section 904C.1.b of the Zoning Ordinance to allow a use in the GE District listed elsewhere in the Zoning Ordinance provided certain criteria including those identified below are met: The proposed use incorporates a predominant physical component of the development that provides a unique entry feature along Grand River for the GE District, characterized by a distinct, high profile appearance, given that the architecture of the existing building and additions offers distinctive presence on this corner; The proposed use is compatible with, and will promote, the uses permitted with the GE District and SDO, as this property has demonstrated compatibility with adjacent properties as a vehicle dealership over the last several years; and The proposed use is designed in a manner that will result in traffic and pedestrian safety, consistent with the adjoining pedestrian and vehicular thoroughfares, as there is no significant change to the traffic flow on the site or the surrounding thoroughfares since the original SDO Agreement and Concept Plan were approved several years ago; (b) That, relative to other feasible uses of the site, the proposed use and concept plan, meets the criteria listed in Section 2516.2.c of the Zoning Ordinance, including: The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area, as indicated in the Community Impact Statement; The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats, as identified in the staff and consultant review letters; and The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood, as has been demonstrated through several years of use as an automotive dealership; (c) The applicant has demonstrated compliance with the conditions listed in Section 904D of the Zoning Ordinance, such as: Based upon proposed uses, layout and design of the overall project the proposed building façade treatment, the proposed landscaping treatment and the proposed signage, the Special Development Option project will result in a material enhancement to the area of the City in which it is situated, as identified in the initial approvals of the SDO Concept Plan and Agreement, and as identified in the staff and consultant review letters; The proposed development shall not have a materially adverse impact upon the Master Plan for Land Use of the city, and shall be consistent with the intent and spirit of this Section, as identified in the staff and consultant review letters; Each particular proposed use in the development, as well as the size and location of such use, shall result in and contribute to a reasonable and mutually supportive mix of uses on the site, and a compatibility of uses in harmony with the surrounding area and other downtown areas of the City, as the project has been developed for several years for a similar use, and the expansions proposed for showroom, service areas and canopies have demonstrated compatibility and harmony with the surrounding area; and The proposed development shall be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance; (d) City Council waiver to allow a painted end island in place of a raised end island; (e) Applicant providing the amended Special Development Option Agreement and Development Agreement prior to consideration by the City Council; (f) Applicant revising the plan to address the Fire Marshal's concerns regarding the Fire Department connection and existing fire hydrant; and (g) Compliance with all conditions and requirements listed in the staff and consultant review letters.

This motion is made because the plan is otherwise in compliance with Article 9, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance.

Chair Pehrson asked if there were any other discussions on the motion.

City Attorney Kolb stated that referring back to the points that were made by Planner Kapelanski in her presentation and Mr. Quinn, the applicant will need a Section 9 Waiver for the façade and City Council will also have to consider a request for an ordinance deviation to allow the applicant to exceed the average to minimum ratio for site lighting. There is also the issue of the signage changes

City Attorney Kolb recommended that those be included in that motion on the recommendation to City Council and the motion maker seconder of the motion agreed to the proposed changes.

Motion made by Member Gutman, seconded by Member Meyer.

ROLL CALL VOTE ON THE SPECIAL DEVELOPMENT OPTION CONCEPT PLAN APPROVAL MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER MEYER:

In the matter of the request of Gardan LLC for Cadillac of Novi SP 11-10, motion to recommend approval of the amended Special Development Option concept plan, subject to the following: (a) City Council finding that the proposed use meets the criteria identified in Section 904C.1.b of the Zoning Ordinance to allow a use in the GE District listed elsewhere in the Zoning Ordinance provided certain criteria including those identified below are met: The proposed use incorporates a predominant physical component of the development that provides a unique entry feature along Grand River for the GE District, characterized by a distinct, high profile appearance, given that the architecture of the existing building and additions offers distinctive presence on this corner; The proposed use is compatible with, and will promote, the uses permitted with the GE District and SDO, as this property has demonstrated compatibility with adjacent properties as a vehicle dealership over the last several years; and The proposed use is designed in a manner that will result in traffic and pedestrian safety, consistent with the adjoining pedestrian and vehicular thoroughfares, as there is no significant change to the traffic flow on the site or the surrounding thoroughfares since the original SDO Agreement and Concept Plan were approved several years ago; (b) That, relative to other feasible uses of the site, the proposed use and concept plan, meets the criteria listed in Section 2516.2.c of the Zoning Ordinance, including: The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area, as indicated in the Community Impact Statement; The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats, as identified in the staff and consultant review letters; and The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood, as has been demonstrated through several years of use as an automotive dealership; (c) The applicant has demonstrated compliance with the conditions listed in Section 904D of the Zoning Ordinance, such as: Based upon proposed uses, layout and design of the overall project the proposed building façade treatment, the proposed landscaping treatment and the proposed signage, the Special Development Option project will result in a material enhancement to the area of the City in which it is situated, as identified in the initial approvals of the SDO Concept Plan and Agreement, and as identified in the staff and consultant review letters; The proposed development shall not have a materially adverse impact upon the Master Plan for Land Use of the city, and shall be consistent with the intent and spirit of this Section, as identified in the staff and consultant review letters; Each particular proposed use in the development, as well as the size and location of such use, shall result in and contribute to a reasonable and mutually supportive mix of uses on the site, and a compatibility of uses in harmony with the surrounding area and other downtown areas of the City, as the project has been developed for several years for a similar use, and the expansions proposed for showroom, service areas and canopies have demonstrated compatibility and harmony with the surrounding area; and The proposed development shall be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance; (d) City Council waiver to allow a painted end island in place of a raised end island; (e) Applicant providing the amended Special Development

Option Agreement and Development Agreement prior to consideration by the City Council; (f) Applicant revising the plan to address the Fire Marshal's concerns regarding the Fire Department connection and existing fire hydrant; (g) City Council approval of a Section 9 waiver for the underage of brick on the east side of the building; (h) City Council approval of an ordinance deviation to permit the applicant to exceed the average to minimum ratio for site lighting and not be required to install parking lot lighting for the new paved area; (i) City Council consideration of additional signage as proposed by the applicant; and (j) Compliance with all conditions and requirements listed in the staff and consultant review letters.

This motion is made because the plan is otherwise in compliance with Article 9, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance. *Motion carried 8-0.*

Motion made by Member Gutman, seconded by Member Meyer.

ROLL CALL VOTE ON THE PRELIMINARY SITE PLAN APPROVAL MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER MEYER:

In the matter of the request of Gardan LLC for Cadillac of Novi SP 11-10, motion to recommend approval of the Preliminary Site Plan, subject to the following: (a) City Council waiver to allow a painted end island in place of a raised end island; (b) Applicant revising the Special Development Option Agreement and Development Agreement prior to consideration by the City Council; (c) Applicant revising the plan to address the Fire Marshal's concerns regarding the Fire Department connection and existing fire hydrant; (d) Compliance with all the conditions and requirements listed in the staff and consultant review letters; (e) City Council approval of a Section 9 Waiver for the underage of brick on the east side of the building; (f) City Council approval of an ordinance deviation to permit the applicant to exceed the average to minimum ratio for site lighting and not be required to install parking lot lighting for the new paved area; and (g) City Council consideration of additional signage as proposed by the applicant.

This motion is made because the plan is otherwise in compliance with Article 9, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance. *Motion carried 8-0.*

Motion made by Member Gutman, seconded by Member Meyer.

ROLL CALL VOTE ON THE STORMWATER MANAGEMENT PLAN APPROVAL MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER MEYER:

In the matter of the request of Gardan LLC for Cadillac of Novi, SP 11-10, motion to recommend approval of the Stormwater Management Plan subject to compliance with the conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan submittal. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 8-0.*

MATTERS FOR CONSIDERATION

1. SET PUBLIC HEARING FOR JUNE 15, 2011 FOR ZONING ORDINANCE TEXT AMENDMENT 18.250 TO MODIFY THE ORDINANCE STANDARDS FOR VETERINARY CLINICS.

Planner Kapelanski stated that the amendment proposes adding veterinary clinics as a Special Land Use in the NCC, B-1, B-2 and TC and TC-1 Town Center Districts. All the clinics would be required to be setback at least 200 feet from abutting residential and a Noise Impact Statement would be required.

Motion made by member Gutman and seconded by Member Baratta.

ROLL CALL VOTE ON MOTION TO SET A PUBLIC HEARING FOR ZONING ORDINANCE TEXT AMENDMENT 18.250 MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER BARATTA:

In the matter of Zoning Ordinance Text Amendment 18.250 to modify the ordinance standards for veterinary clinics motion to set a Public Hearing for June 15, 2011. *Motion carried 8-0.*

2. APPROVAL OF THE APRIL 13, 2011 PLANNING COMMISSION MINUTES

Moved by Member Larson, seconded by Member Prince.

VOICE VOTE ON PLANNING COMMISSION MINUTES APPROVAL MOTION MADE BY MEMBER LARSON AND SECONDED BY MEMBER PRINCE:

Motion to approve the April 13, 2011 Planning Commission minutes. *Motion carried 8-0.*

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no Consent Agenda Removals

MATTERS FOR DISCUSSION

There were no Matters for Discussion

SUPPLEMENTAL ISSUES

There were no Supplemental Issues.

AUDIENCE PARTICIPATION

No one wished to speak.

ADJOURNMENT

Moved by Member Gutman and seconded by Member Meyer.

VOICE VOTE ON MOTION TO ADJOURN MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER MEYER:

Motion to adjourn the May 18, 2011 Planning Commission meeting. *Motion carried 8-0.*

The meeting was adjourned at 7:36 PM.

Transcribed by Juanita Freeman, Account Clerk
May 2011

Date Approved:

Signature on File _____
Richelle Leskun, Planning Assistant