



- Some concerned residents have called about the growth of phragmites in the DDA area. The HOA has a multi-year treatment plan, and it's in the 2nd year of that plan. Fall is the only time treatments can be done.
- The Barrington development continues to build at a fast pace. They are slated for occupancy in the Spring 2021, but may have some initial occupancy by the end of this year.
- Nothing new on the Aikens site at this time; we're just waiting for him to come before the Planning Commission with the Ring Road, which is the first phase of the project.
- There's a Letter of Intent that was still being negotiated with Kellie McDonald of the Goddard School for the 1.8-acre site on Haggerty, in front of Merrill Park. The Board's feeling overall was to get market value for the property.
- The Michigan Tax Tribunal will be reviewing significant property tax cases for some of our big box stores and the movie theater along Haggerty.
- The 2020 Budget was amended, and the 2021 Proposed Budget was also approved.

#### George Weber – Township Board of Trustees

- There were three items of note at the most recent Board meeting.
- The Board has approved the SAD amount for both Police and Fire. Police is holding flat at 2020 levels of 2.622 mils. Fire, while voted ultimately by the residents to increase that up to 2.8 for 2021, we're going to hold that at 2.4 mils, then increase to 2.6 in 2022, and in 2023 is when we'll finally see the full 2.8. We're trying not to hit the residents with a larger tax increase. The importance of that on Fire is the building of the new station. The 2.4 mils in one year, with all the other expenses, would not cover the building. So, we are going to make a loan from the General Fund to the Fire Fund in order to complete the Fire Station next year.
- As it relates to the Fire Station, we did award the contract to the Dailey Company to build the Fire Station. They were the low bidder of the bidders that met all of the minimum requirements that we set, the most important being that they have built at least three municipal buildings of at least \$3 million in the last five years. The bid came in for roughly \$300,000 over budget. Tomorrow afternoon we'll be spending time on some value engineering, trying to find those \$300,000.
- A related subject and finally, we're in the middle of Township Budget. Mr. Campbell and his peers are soon to be going through the gauntlet of the Board to get their budgets approved. We're taking probably a more conservative view this year than maybe in the past because of the uncertainty regarding State revenues as it relates to the pandemic and the impact that may have on us.

Dave Campbell – If I could jump in there on the budget item, one of the things that we want to do with the Planning Commission is provide everyone with either a laptop or iPad so that, presuming that we continue to have these remote meetings which we very well may, but also in an effort to shove you into the 21<sup>st</sup> Century technology-wise. We are going to budget for laptops. If any of you would rather just use your own laptop, or have any preference for some other device, let me know. We don't want to unnecessarily buy technology.

Vice Chairperson Parel – I'm good with my laptop.

Dave Campbell – Okay.

Vice Chairperson Parel – There you go, George, I just got you \$1,000 back.

Weber – Way to be a leader.

Jay James – Building Department

- I have nothing of substance.
- Comfort Care is getting close to opening. I would expect within the next few weeks, they're going to want to get a C of O. They were hoping to do an open house this week, but they didn't have their fire alarms ready.

#### **E. PUBLIC DISCUSSION OF MATTERS NOT ON THE AGENDA**

Chairperson Haber asked callers to signal Ken so he could let them in to speak.

Dave Campbell – I see an iPhone in the waiting room, but I don't recognize that as being a participant in the meeting. Can you admit them, but without video capability?

Ken Milburn – Unfortunately, we can't do that Mr. Campbell.

Dave Campbell – Okay, so they would have to call in.

Ken Milburn – That's correct. If they call on a regular phone, they'll get right in.

Weber – Ken, can you go over the details on calling and raising hands?

Ken Milburn – Absolutely. To the callers that are on the line, if you would like to speak, please press \*9 on your keypad. That will raise your hand and alert us that you would like to speak.

Mr. Haber, I'm not seeing any raised hands currently.

Chairperson Haber – Okay, then I will proceed.

#### **F. TABLED ITEMS**

None.

#### **G. OLD BUSINESS**

None.

#### **H. SCHEDULED PUBLIC HEARINGS:**

##### **ITEM H1: PCZ20-01 – 84 LUMBER – CONDITIONAL REZONING – PUBLIC HEARING**

Pierce Hardy Limited Partnership, dba 84 Lumber, of Eighty Four PA is requesting a Conditional Rezoning of three parcels of land consisting of approximately 6.4 acres from

TLM (Technology & Light Manufacturing) to I (Industrial) for a new retail lumber yard with outdoor storage located at 4158 Pioneer Drive and the two vacant lots to the north, along Pioneer Drive, Lots 24, 25, & 27 of the Homestead Industrial Park.  
Sidwell No.'s: 17-13-326-017, 17-13-326-018, & 17-13-326-043

Chairperson Haber – This is going to be a public hearing, and I will explain to you right now that this public hearing will be opened when the public is ready to speak, and it will not be closed until the next meeting.

David Campbell, Planning Director, gave a review of the Planning Director's report. He also noted that 84 Lumber failed to install the 4' x 8' "Conditional Rezoning Proposed" sign in front of their properties, a requirement of Articles 3 and 36 of the Zoning Ordinance. Therefore, the Planning Commission could not make a formal recommendation on the conditional rezoning this evening.

A public hearing was scheduled for this evening, including posting a notice in The Oakland Press and sending a letter to every property owner within 300 feet, and therefore, the public hearing will still be held. However, the public hearing will be left open and postponed to the Oct. 5 meeting. The public hearing can be resumed and then closed on Oct. 5, at which point the Planning Commission can make a formal recommendation.

The good news for 84 Lumber is that they potentially don't lose any time because the earliest their petition could have made it to the Township Board was always Oct. 13. Dave reviewed the upgrades to the site and building as proposed by 84 Lumber.

Project Manager, Bethany Cypher, Asst. VP for the Applicant, Pierce Hardy Limited Partnership (Bethany Cypher et al), dba 84 Lumber, 1019 Route 519, Eighty Four, PA 15330, was present along with Jim Zaunick, Project Engineer and Plan Preparer.

Jim Zaunick – Thanks, David, for that presentation. I appreciate all of the work you've done up to this point. Bethany Cypher is here also. She is the head of the 84 Lumber Real Estate and Land Development office. We're here tonight to present our rezoning case.

A little bit about 84 Lumber; we're a privately-owned lumberyard. We were formed in 1956 by Joseph Hardy. We basically focus on building materials for contractors and for the heavy-duty do-it-yourselfers. I would say 90% of our business is geared toward the contracting business. We do have a small percentage, 5-10%, would be retail.

Mr. Zaunick reviewed the site plan on the screen, showing the three lots. He discussed the access points, the 42,000 square foot building, and planned renovations. The majority of the building would be storage, with a 3,000 square foot interior showroom and small office space.

Hours of operation would probably be 7am-6pm Monday-Friday, and 8am-5pm on Saturdays, closed on Sundays.

Mr. Zaunick detailed plans for access and traffic circulation. He explained anticipated traffic for the business, which is primarily wholesale and would be about 100 customers per day. They operate about 3-5 semis in the morning, between 6:30 and 7am, and then the majority of the rest of the semis would be before 3:30pm, and there might be

another 3-5 at the most. The trucks are loaded up as permitted, 60-80 ton trucks, to deliver materials. There are about 3-5 delivery trucks per day as well; box trucks for shipping windows and specialty items to customers.

He presented renderings and discussed dressing up the façade of the main building, along with screening. A stone vinyl fence will be installed and will be carried across the façade of the main building, the north side facing Pioneer, replacing brick with stone veneer to match the fencing. A nice canopy will be added to enhance the building entrance, along with striping and signage that will conform with the Township Ordinance.

Mr. Zaunick discussed outdoor storage, specific locations and related traffic circulation. He reviewed two sheds as part of Phase I which are for materials that can't stay out in the air. Screening and landscaping were detailed, which should shield the lumber, with double rows of spruces or pines around the northeastern side, the north edge and all along the western side. That will enclose and screen both Phases I and II. A vinyl stone-facing fence will be along Pioneer Drive. Existing vegetation on the vacant lots will be removed in Phase II.

Along the back or south side, there are some existing businesses. The area to the southwest will be upgraded with double pines since there's not much vegetation there. Due south of the building, there is some established tree line, so only one row of pines will be added that. There is also existing asphalt in that area and limited space for plantings. The southeasterly corner has well-established vegetation.

In compliance with the Township, detention basins are proposed. Details will be reviewed when this gets to site plan approval.

Mr. Zaunick reiterated details, further reviewed elevations and discussed plans for paving on the site.

### **Commissioner Comments:**

Chairperson Haber – Okay, Jim. Thank you very much. Before I open this up to the Commissioners, I just want to ask a couple questions.

One, on the rendering, you have 3-4 trees in an island. Are you taking that out? I know this is not a site plan, but I think I need to ask this question now.

Dave Campbell – Jim, if you could go to the site plan, see that little half-moon island. That exists and I think it has three pretty good-sized spruce trees on it.

Mr. Zaunick – Yes, that will stay.

Dave Campbell – Okay, the rendering did not show it as staying so we wanted to verify.

Chairperson Haber – Exactly. Number two, where you have these five overhead doors in front, you're showing parking in front of those. Are you going to eliminate those doors, or are you not going to have parking in front of there?

Mr. Zaunick – I really don't think we'll need five doors. We'll probably only need one or two. Once we get into details of our interior merchandising and storage, we'll probably eliminate a couple of those and have parking there.

Chairperson Haber – Dave, will they meet the parking requirement if they block up a couple of those doors?

Dave Campbell – I will acknowledge that we haven't looked at this in the detail of parking. Jim, if you could go back to the site plan.

Mr. Zaunick – We actually are showing parking where these doors are at. I did some calculations and I'm pretty sure we have enough parking as shown per the plan. Most likely, we will get rid of all the doors and enter from the side of the building, the northwesterly corner. We may keep one door.

Dave Campbell – They you're also showing parking on the west side of the building?

Mr. Zaunick – Yes, there's parking for employees here.

Chairperson Haber – This is the wrong time to talk about this because we're not reviewing site plan right now, but I don't want any problems later on. Dave, you'll look into that and we can move along?

Dave Campbell – I will. The lumberyard is maybe a little bit different animal in terms of how the customers come and go, and how many of them will actually enter the store. I will say, there's going to be no shortage of paved area on this site, so there's lots of opportunities to increase the number of parking spaces if needed.

Mr. Zaunick – Yes, I'm very confident we can accommodate parking and still make our building work.

Chairperson Haber – Bill, do you have any comments?

McKeever – I do not.

Weber – I do. Mr. Zaunick, can you clarify the delivery schedules? I had 3-5 from between 6:30-7am, I had 3-5 midday, another 3-5 in the evening and then 3-5 delivery trucks.

Mr. Zaunick – To clarify, our tractor trailers, we usually have two different time frames. One is early in the morning 6:30-7am; it can vary, 3-5 trucks depending on the day of the week and how busy we are. The second time frame for the semi-tractor trailers would be noon to 3pm, before 3:30/4pm. I spoke to Greg Rainey who is our Store Manager in Maumee, Ohio, just about four hours ago about this very subject. That's how they operate and how many of our stores operate. The other trucks I was talking about are for delivery of windows and doors, they're basically box trucks. That's more sporadic; depending on customer need, it could be 9:00, and then there could be a nooner, and there could be a 4:00/5:00 time. It's kind of random back and forth, so you might get two trucks going out. You have three trucks and they go out twice daily, so you have maybe 6-8 deliveries depending on what the need is.

Weber – Thank you. As it relates to that, 6:30-7am is a heavy traffic time along Martin Parkway with everybody heading south for work; obviously not the last few months. However, I'm assuming the majority of your trucks are going to be coming from the south and are going to have to make a left-hand turn onto Pioneer from Martin Road, which is not going to be an easy turn. Have you thought about that and do you have any comments?

Mr. Zaunick – We will look into that further. I've talked to some folks in Maumee, and knowing about trucks and deliveries, I know there's a certain radii you have to adhere to, and you have to make sure you have turning movements like you've said. We will make sure that whatever direction we go, we can make the turns. I haven't got into a traffic control plan yet, but we can get into that in further detail. I would assume that other tractor trailers have come down this road before. I could be wrong, but we will definitely make the best path we can to get to the property.

Weber – Related topic, you mentioned the average truck coming in is a 60-80 ton truck. Have your engineers looked at Pioneer Drive? Where I'm going with this is a concern on the weight of the trucks coming in on that private road, and specifically a road right now that is in pretty poor condition, with speed bumps, and the impact that your trucks are going to have on that road, and how all the other residents or business owners will be impacted by that.

Mr. Zaunick – We have not looked into detail as far as the construction drawings of Pioneer Drive, how it was built and what the specs are built to. We will dig into that obviously, and we're willing obviously as part of the association to pay a percentage of maintenance into the park. We are more than willing to pay our fair share, and if need be, it might be some kind of pro-rated share depending on how many trucks we have versus other property owners. We haven't got into the details with the association yet, but we are looking forward to reaching out to those folks and working with them on that.

Weber – We obviously have another three weeks or so. I would highly recommend that, and I know Dave and Larry I'm sure will get to it in a minute, but we've had two letters of objection sent to us and at least one other property owner has contacted us to voice concerns with the project.

Mr. Zaunick – Yes, we saw the letters.

Weber – Okay. The last question I have has to do with the runoff and the detention pond on the north side. I mentioned this the first time that you shared the site plan with us. My request at that time was to look at the west side. The renderings that you have don't quite show how close that retention pond is to the property line of the business to the north. It's very, very close, as some of us walked that property earlier. I know you've got to have radius, you've got to be able to get your trucks around, but I'm interested in any thoughts you've had based upon the previous request I made on looking to the west side for a retention pond.

Mr. Zaunick – Are you talking about an area down to this westerly line here?

Weber – Correct.

Chairperson Haber – To the north.

Mr. Zaunick – Right now, the pond is basically at the northwesterly corner; this is for Phase II now.

Weber – Yes.

Mr. Zaunick – Our first pond is in this general area here, which splits the lots, but is mainly for the additional Phase I paving over gravel. Then, the smaller area for Phase II would be accommodating this area to the north.

Now, I haven't done any detailed calculations yet as far as capacities. If it turns out that the pond needs to be increased in size, we would definitely either wrap it around the western edge, or if we have to, we could remove some asphalt on this westerly side to create a larger capacity. Once approved, then we can go to the site plan design phase.

Weber – But you're amenable to move that to the west and eliminate it from the north?

Mr. Zaunick – Oh yes, absolutely. We can at least move this section of the pond which faces Pioneer.

Dave Campbell – If having that pond at the north end is concerning to the Planning Commission, do you know, could the pond for Phase I be increased in size and/or depth to accommodate any runoff from Phase II?

Mr. Zaunick – Yes, what we can do, and getting into the details again with the site plan and drainage calculations, we can actually take the center area between both ponds and combine them, and maybe just make one large pond that could be built entirely now, and then be used once Phase II does come along. If and when, that pond could already be there for Phase II. Doing that area is not going to affect the existing vegetation, so that could easily be done also to add more capacity that way.

Weber – The last question I have, you mentioned there's going to be ballpark 100 customers a day. Does 84 Lumber do deliveries? Meaning are you delivering loads to jobsites?

Mr. Zaunick – Absolutely, yes.

Weber – Okay, so is that included in that 100 customers a day?

Mr. Zaunick – Yes. It's not like a Lowe's or Home Depot. This is a very contractor-oriented business, on an as-needed basis.

Weber – But some of these are going to be pretty large trucks, trusses and lumber. The theme here; I'm getting back to wear and tear on that road. I would strongly encourage you to reach out to the association, try to speak with them and come up with something

we can discuss on that front at the next meeting. I know that's probably maybe more than you wanted, but those are the only questions I have.

Mr. Zaunick – That's fine, thank you.

Vice Chairperson Parel – I'm good for now. I appreciate it, thanks.

Rebeck – I'm good, thanks.

Karim – If it's possible in the future when you come with the site plan, I would like if it correlates and works with the rendering which we have. I'm looking at the site plan as an architect and it doesn't reflect the rendering. If at the next presentation, they could work together, that would be really great.

Mr. Zaunick – You want our site plan to match the rendering more, or vice versa?

Karim – Whatever, when I've got two, which one is the right one?

Chairperson Haber – Correct, yes.

Karim – And I do agree with George. I have a concern with Pioneer Road. I drive by there every day, and at 3:00 or 4:00 in the afternoon, it's a nightmare there. Turning from there might be a problem. I don't know if we can address it to make the main entrance to that road from Richardson Road, but it's something to think about.

Dave Campbell – I think this concern is not just the trucks being able to geometrically make the turn, but also the potential for a truck blocking through traffic while it's waiting to make that left turn, because there is no center left turn lane.

Winkler – I have a couple things. If you look at the rendering of the north elevation, they have the stone veneer below where the entrance to the building is, and then it raises up over the overhead doors. I might make the suggestion that they take that stone up to that first red band all along the elevation.

Mr. Zaunick – That's a good point. We thought about that doing that.

Winkler – Mr. Zaunick, you might remember, when you first came in front of the Planning Commission for your preliminary review, I asked the question about the possibility of using permeable pavers rather than the asphalt where you're putting new asphalt in. It was simply a question at the time that was in regard to reducing the amount of hard paving area that you're adding to a portion of Phase I and II. Is that something 84 Lumber might consider, or does it not work with your hi-los and forklifts?

Mr. Zaunick – One of the things we'd have issue with is just the strength of porous pavement. I know it works well in certain places where I've seen it used, freeways, interstates and things like that, but when we have our forklifts loaded up with materials, and tires that circulate around and maneuver, it makes it very difficult. We have many

yards now where we're constantly trying to replace asphalt. It makes it a more difficult situation when you have pavers that aren't strong. We prefer to keep it as asphalt.

Winkler – Understood. Lastly, I agree with Sam Karim's comment about making sure that the renderings and the site plan and the landscaping plan match up together.

Mr. Zaunick – Yes, we will upgrade it.

Chairperson Haber – Are you going to carry plumbing and electrical supplies?

Mr. Zaunick – Yes, to a certain degree. Not a lot, but we do have all types of building supplies, plumbing, electrical and mechanical.

**Chairperson Haber opened the public hearing.**

Ken Milburn – To the callers online, press \*9 on your keypad and we will be alerted that you would like to speak.

While we're waiting for that, Mr. Haber, we also have a computer in the waiting room. As you know, computers can't be allowed into the meeting once we've closed it at 7:00pm. I'm not sure if this is a person who would like to speak, however, if you are watching the YouTube livestream, you need to call in on a regular phone line. This information is available on the Commerce Township website. The number is 312-626-6799, and then include the meeting ID and password.

Once again, to the callers, press \*9 to alert us you'd like to talk and we will unmute your line.

I don't see any callers at this time, Mr. Haber.

Chairperson Haber – I have a letter in front of me from David Biel, at 535 Laguna Court, Wolverine Lake. Deb, you'll enter this into the minutes. Is there anybody else that has any other comments? I can't close the public hearing. We're going to leave it open until the next meeting and we can move on after that.

Dave Campbell – The Planning Commission received two letters; one from Mr. Biel as you mentioned, and the other from Hal Kaufman, 5537 Tequesta Dr., West Bloomfield.

Chairperson Haber – I only had one, so I'll have to look at that.

Weber – The Mr. Kaufman letter was provided in the package that Paula had sent out. For the public viewing, a synopsis of those was that they were primarily weighted to the overall zoning of the complex. The request was to move it back to a light industrial zoning from the present TLM. Other comment that came to us outside of a letter had to do with concerns over traffic and water runoff once Phase II got completed and we had a very large asphalt pad.

Dave Campbell – I would agree that the concern in both letters was that they would like to see the entire Homestead Park be zoned to industrial rather than just these three properties being conditionally rezoned to industrial.

**-2- Letters of opposition were received into the record:**

1. Mr. Biel, 535 Laguna Court, Commerce Township, dated September 9, 2020
2. Hal Kaufman, 5537 Tequesta Dr, West Bloomfield, dated September 8, 2020

Chairperson Haber – Okay, any other comments from anybody?

Jay James – I've got two, and they go to George's questions. You talked about Pioneer Drive, George. I know that the road was constructed to meet Road Commission standards. I believe it's a 9" thick concrete roadway, which should be sufficient to handle any vehicles that go on public roads. It should be able to handle the loads which they're referring to, but it's worth checking.

Weber – It's asphalt, not concrete.

Jay James – Pioneer Drive? Maybe I'm thinking of a different road. As far as drainage, yes, if your desire is to move that pond, I'm sure during engineering we can make sure there is no pond along the north property line, if it be they enlarge the pond for Phase I, or move it to the other side. That can all be handled during the design phase.

Dave Campbell – Mr. Weber, Nancy McClain from Giffels-Webster followed up with me on Jason Mayer's behalf. She said yes, there are different options we could look at during site plan review to move, relocate or resize the northern pond if that location is a concern to the Planning Commission.

Chairperson Haber – Anything more, Jay?

Jay James – No.

Chairperson Haber – Okay, anybody else have any comment?

Dave Campbell – Again, just for the sake of the public. We are leaving the public hearing open and we will resume the public hearing at the Planning Commission meeting on October 5<sup>th</sup>. We're not going to republish it because as long as we leave it open, we don't need to. In the meantime, Mr. Zaunick and Ms. Cypher I know are going to get that 4x8 sign installed in front of the property by this Sunday, 15 days prior to the October 5<sup>th</sup> meeting.

Chairperson Haber – Thank you all and we will move on.

Mr. Zaunick – Thank you so much.

Ms. Cypher – Yes, thank you.

**ITEM H2: PSU20-03 – MOBIL GAS STATION – SPECIAL LAND USE – PUBLIC HEARING**

Marsha Horning of Jeffery Scott Architects representing Mohamed Zahreddine, owner of Mobil Gas Station of Commerce MI, is requesting Special Land use to demolish the

existing retail building and construct a new building and upgrade the site located at 3004 Union Lake Road (southwest corner of Commerce & Union Lake Roads).  
Sidwell No.: 17-12-401-011

Dave Campbell – I will repeat what Mr. Milburn said earlier. There is at least one device in the waiting room that we can't let into the meeting because that would open us up to "Zoom-bombing" as we call it. I have a suspicion that the person in the waiting room is interested in the Mobil Gas Station project. If that individual is watching us on the YouTube feed, their opportunity to participate in the public hearing would be to call in at the number posted on the Township's website when we open the public hearing.

David Campbell, Planning Director, gave a review of the Planning Department's report regarding expansion of the Mobil Gas Station on this nonconforming site. He discussed reasonable improvements, review letters included in the packet and minor revisions requested in those letters. The Township Fire Marshal provided a verbal comment; he is comfortable with the proposed design and the circulation around the site and around the new building.

Dave discussed the Special Land Use criteria, along with items bolded in the Planning Department's report, which have to do with the photometric and lighting plans for the site, potential frontage sidewalks, the existing canopy and columns, and the monument sign which is a digital fuel price sign.

The Planning Commission is to open and close the public hearing consistent with State law for the Special Land Use, and has the option to consider both the Special Land Use and the corresponding site plan.

The Applicant, Marsha Horning, AIA, Jeffrey Scott Architects, 32316 Grand River Ave., #200, Farmington MI 48336, was present along with Property Owner, Mohamed Zehreddine, 3004 Union Lake Road, Commerce Twp., MI 48382.

Mohamed Zehreddine – Thank you, David, and thanks for working with us to get to this point. We've had many discussions and appreciate the guidance. I live in Dearborn Heights, 241 N. Evangeline St. I've been operating at that location in Commerce Township since 2010. It's a small family business. It requires significant improvement and we've explored multiple ideas and options. This is the recommended or advised plan to proceed. If there are no questions for me, I'll ask Marsha to provide more details on the plans.

Marsha Horning – I'll share my screen and walk you through the site plan, things that are changing and things that will be staying the same.

As Mr. Campbell said, this is at the southwest corner of Commerce and Union Lake Road. It is a very small, almost a kiosk gas station which was very popular at one point. It's about 900 square feet. The necessity to upgrade is just really to get the business to function properly, and allow more selections for customers.

In this area was the existing building. The traffic patterns will remain the same. You can see this small dashed line right here; we're removing a double-sided pump island to allow for the larger building. The rear of the new building is almost at the same location as the existing building. We come back a little farther to the west, but not much.

We are adding a sidewalk around the entire building. There is not one there now. It drops off in the back and not much protection for any pedestrian or workers around the building.

The existing curb cuts will remain off Commerce and Union Lake Road. No changes to either one of those. There are two access points; one to the west to the shopping center, and one to the south. The traffic flow pattern is going to remain the same. The existing underground storage tank is right here and those will also remain where they are. The fueling truck pattern will not change. The nice thing is that we maintain 360 around the building.

The existing trash enclosure is old. We are going to upgrade it. It's a conglomeration of outside storage and transformer. This whole area and the southwest corner will be cleaned up to provide a new dumpster enclosure, masonry to match the building and better flow all together. The air and vacuum are also over here.

We were able to get parking spaces along the front of the building, so easy access to the building with a handicap ramp.

The canopy stretches north to south and basically encompasses the existing building. Without splitting the canopy, we weren't getting any benefit on height. The canopy will be modified or new, we are exploring both options; however, with both options it would be re-clad with a new apron around it, and would be similar to what it is now for coloring. Mobil doesn't do any racing logos.

We would like to reuse the existing light poles onsite, but we would upgrade those to LED to meet Township standards. Also, whatever we do with the canopy, the new lighting will be LED and recessed. We will give the full photometric and cut sheets to the Planning Department.

Speaking to Mr. Campbell's comment about the canopy columns. Mr. Zehreddine would like to enclose those. I believe what we would probably do is use split-faced on the bottom and stone on top, to mimic the building.

Dave Campbell – Marsha, is the intent to take the stone all the way to the top of the canopy?

Ms. Horning – Yes, as far as we can go. The canopy, regardless of whether it is modified or new, it will remain at the same height. I believe it's at about 14'.

Dave Campbell – It's still possible you might have to replace the canopy entirely.

Ms. Horning – They're looking at it right now to see what will be easier. The shape and lighting will remain the same.

Ms. Horning brought up renderings, reviewed the front elevations and use of various materials to break up the façade, including concrete split-faced block base, then ledgestone columns and fiber cement Hardi-board siding for the majority of the storefront, along with a corrugated metal panel to give some interest. Along the south side is outdoor storage of ice and propane, which will be enclosed. It is not the intent to have any other outdoor storage such as firewood or washer fluid. Shielding of the rooftop units will be achieved with the height of the parapets.

She had reviewed comments regarding engineering and landscaping and they would plan to comply with these. The landscaping will be upgraded for a fresh look.

**Chairperson Haber opened the public hearing.** He explained that the Commissioners may not answer all questions, but they are heard. He also asked that speakers limit their comments to about two minutes and don't repeat the comments of others.

Ken Milburn – To the callers online, press \*9 on your keypad and we will be alerted that you would like to speak so we can unmute your line.

We do have a caller with a raised hand, the last four digits of their phone number is 6182. You can unmute your line by pressing \*6. (The caller was unresponsive.)

Weber – While we're waiting for the caller, I do have one question for Mr. Zehreddine. As it has been a topic of recent discussion regarding alcohol sales within businesses along that corridor, does part of your expansion process have anything to do with a future request to sell alcohol?

Mr. Zehreddine – As a matter of fact, the request was made. It could be that I would ask for it in the future, but honestly at this point, I understand what the ordinance is and I don't have any plans to pursue it at this time.

Weber – Thank you.

Dave Campbell – Mr. Weber, I've had several conversations with Mr. Zehreddine and Ms. Horning about this topic. I'm guessing Mr. Zehreddine would love to see the Township amend that ordinance to allow him to offer alcohol sales, but he understands that right now that's not an option given the other existing sales outlets in the immediate vicinity.

Chairperson Haber – Ken, how are we doing with this caller?

Ken Milburn – There we go. Caller, please go ahead and state your name and address for the record.

David Biel – 535 Laguna Court. I realize I'm probably too late getting in. You provided the phone number, but not the ID number or the password for the previous case. I just wanted to let you know that. I realize you're in the middle of the other one, but by the time I could get that off the computer, it was way too late because the computer is running way behind on the cell phone meeting. I suppose I could have an opportunity to have some discussion at a different time, since I'm calling about another case, but I got through as quick as I could.

Chairperson Haber – All right, Mr. Biel, yes we have moved on from that, but we are going to revisit this at our next meeting. So you're more than welcome to bring it up. The public hearing is still open at this point, but we can talk to you at the next meeting if that would be fine with you.

Mr. Biel – Yes, that sounds good.

David Campbell – Mr. Biel, you provided a letter to the Planning Commission and that was included in their agenda materials and in tonight's record as well. As Mr. Haber just said, we left the public hearing open to the October 5<sup>th</sup> meeting so you'll be welcome to participate in that public hearing.

Mr. Biel – Thank you.

Ken Milburn – Mr. Biel, one last thing. The information that you're looking for is always found on the Commerce Township website. You'll find the meeting ID, the password and the phone number, along with the YouTube channel. All the important information that will allow you to access the meeting.

Mr. Biel – Yes, I found that, just not quick enough. When you guys announced the phone number, that was all that was announced and you needed more information than that which I discovered when I tried to call. I just wanted to let you know, if you're going to give out the phone number, which is very helpful, you might want to give out the other information that's necessary along with the phone number for people that are not super computer savvy like myself.

Ken Milburn – Thank you.

Chairperson Haber – Okay, we'll look forward to hearing you in a couple weeks.

Ken Milburn – Mr. Haber, we do have another caller on the line with the last four digits of 4240.

Pam Jackson – Hello, 5736 Lancaster Lane, Commerce Township, MI. I want to thank you for a very informative meeting. This is the first one I've attended and I'm looking forward to looking at the YouTube later. I just couldn't get my YouTube to function. I did happen to see on your website the phone number, the password and everything else. The meeting was informative and I was very excited to hear all the details.

Chairperson Haber – Thank you, Pam. You can stay tuned for more discussion going on in just a few minutes.

Ken Milburn – We have one last caller who has not spoken. Caller if you'd like to speak, please press \*9 to raise your hand. I'm not seeing the caller raise their hand at this time, Mr. Haber.

Chairperson Haber – Let's give them just a minute.

Ken Milburn – Again, if you'd like to speak, press \*9 on the keypad.

Chairperson Haber – Okay, that's probably long enough if they haven't made any indication that they wish to speak.

Ken Milburn – No hands at this time, Mr. Haber.

**Chairperson Haber closed the public hearing.**

**Commission Comments:**

McKeever – My comments pertain to site plan and the five items the Planning Department had called out to be incorporated into the design. I was just wondering if that was something they were willing to do.

Mr. Zehreddine – As Marsha mentioned, yes. We specifically looked at the sidewalk and talked about it before.

McKeever – Was there any thought given to deleting all of the concrete block and just using stone?

Ms. Horning – That's something that we can certainly look at. I know we've done it in the past with a whole wainscot of stone. Mohammed, that would be up to you. I like the look either way. The stone is nice. The cost difference is not that great.

Mr. Zehreddine – We can certainly consider it.

Ms. Horning – Yes, we could consider that. That would be appropriate I think.

Dave Campbell – Marsha, is what I'm hearing from you that including the split-faced block wasn't necessarily an economic decision; it was more of an architectural aesthetic to have a difference in materials?

Ms. Horning – Right, I was just trying to break things up and not have long expanses of things. Especially where I think it helps is on the sides, on the north and south elevations, I think it breaks it up a little better. We were just looking to add another element, but we could certainly take it under advisement.

McKeever – On your outdoor storage area. Those items being stored there will be visible to the south?

Ms. Horning – Correct, they would only be visible to the south. With the height of the walls currently, the propane and ice would only be visible from the south. However, from the view going northbound on Union Lake Road, it's kind of at a good angle from the back of the building that you get a cutoff. I don't think you'll see much of it. The south property line has a good amount of landscaping too. While it remains open, I think there are existing screening items that could do a good job at it.

McKeever – I don't have anything else. I'm good, thank you.

Weber – I have no additional questions.

Vice Chairperson Parel – Ms. Horning, I thought it was a great looking rendering. I'll take Mr. McKeever's lead on some of the materials that he's more familiar with, but I think it's beautiful.

For me, obviously if you know my history, and I think you've already agreed to it, the sidewalks are a must. It sounds like we have a plan for the pillars to be cladded. The skin of the canopy won't be used as an advertisement. I'm not sure we made a decision on lighting; however, I think LED upgrades are important and it sounds like Dave might be able to handle some of those issues; whether they're retrofitted in the building or canopy.

Dave Campbell – What I thought I heard was that the under-canopy lighting would be upgraded to recessed LED's?

Ms. Horning – Correct, yes.

Dave Campbell – And then there's pole mounted fixtures for the rest of the parking area. I'm sorry, Brian?

Vice Chairperson Parel – Under the canopy would be replaced, but the canopy itself also may be replaced too, right?

Ms. Horning – Correct, and either way we do it, if we're able to retrofit or it would be brand new, it would be recessed LED.

Dave Campbell – Did I also hear Marsha, the existing pole mounted lights, the poles would remain but with new fixtures atop them?

Ms. Horning – Correct, we would re-fixture the top with new LED to meet Township standards.

Vice Chairperson Parel – The air and vac, are they moving?

Ms. Horning – No, the locations are existing now.

Vice Chairperson Parel – The outdoor sales, you mentioned limiting to propane and ice only. David, I'm wondering if there's anything in the documentation that we're preparing that it can be limited to those items.

Dave Campbell – I assume you want to know what we have to hold them to that. If you are so inclined to include that as a condition of site plan approval, that would run with the project indefinitely.

Vice Chairperson Parel – I would personally like to do that if the other Commissioners agree. Other than that, thank you for the presentation.

Rebeck – I'm good, thank you.

Karim – I do agree that the façade needs more stone. It will look much nicer. I went there and looked twice. I would like, Marsha, for the rendering next time to include the canopy and how it relates to the building height wise and shape wise.

Ms. Horning – I can pull it up for you. This is an overall look of the canopy. Right now, I'm working with about 16'. As we're doing our sections and I'm trying to get the rooftop units, this could grow a little bit for screening.

Karim – That's what I'm talking about, the relation between the building and the canopy. I think it needs more work architecturally.

Ms. Horning – I think that it's going to get taller, just because I need to screen those units. I've got some cut sheets today that I will need to heighten the building to keep everything proportional. I might be at 19' for the height, which I think would actually help.

Karim – Okay.

Dave Campbell – Marsha, the building as you're showing it currently does have a parapet?

Ms. Horning – It does have a parapet, but it's rather small. We're actually working on the construction documents right now. I really want to screen those fully so I need to grow the parapet taller.

Dave Campbell – Is it possible that the rooftop mechanical equipment could be situated on the roof so that it's more centralized and not visible from ground level?

Ms. Horning – Yes, that's my entire point. We're going to be in the center, but then I'd also have parapets. I think I'm looking at a 36" parapet.

Karim – Okay so we'll wait for the next rendering to see how it's related and how it's going to work, because that's going to change the height of the canopy and the building.

Dave Campbell – That's going to raise the question of, is this something where you want them to bring it back to the Planning Commission, or is this something where relatively minor revisions could be administratively approved by the Planning Department?

Chairperson Haber – I'd like to see a final drawing on this. I'm a little uncomfortable with adjusting this without taking a good look at it. When it comes to site plan, unless anybody else has a problem, we may want to put that off until next meeting. I like to see exactly what it's going to look like.

Winkler – With the comments about the screening of the rooftop mechanical equipment, and the addition of the sidewalk, I have no additional comments.

Chairperson Haber – Jay, how do you feel about it? Do you want to see the whole thing before it's done?

Jay James – Whatever you decide. I'll see their building plans after you approve it.

Dave Campbell – I think overall, this is a significant improvement to a corner that definitely needs it. I always advocate for the abilities of myself and my department to administratively review and approve the things that I hear my Planning Commission say they want. If there's enough things here that you want it brought back to you at the October meeting, that's obviously your prerogative, but I also feel like I'm pretty in tune to what you're looking for and I could review those if you want to go that route.

Chairperson Haber – Okay, I have a couple questions. Marsha, I found this canopy a little confusing when I was looking at it and reading it. Is it going to connect to the building? If you raise the height of the building, it's going to be a separate structure and it's not going to attach?

Ms. Horning – Correct. Let me pull that up. I have space beyond the building where it won't be connected. Basically, I'm splitting it apart so that building could grow.

Chairperson Haber – Is there a reason why you wouldn't connect it?

Ms. Horning – Really just for structural. I like to keep them separate, should at any time something happen with the canopy or with the building, then I'm only touching one item. We've seen it's more common for convenience store gas station setups not to be connected to the canopy.

Chairperson Haber – Outdoor sales we touched upon briefly. Mohammed, what are you going to have for outdoor sales? You can have propane gas, what else?

Mr. Zehreddine – The intention right now is ice and propane. I heard the request to limit it to that. I would respectfully ask that ... It's an enclosed area, so let's say we added washer fluid, we should be able to do that. But if you insist that it should only be ice and propane ...

Chairperson Haber – No, I'm asking you what you want to put there.

Mr. Zehreddine – Right now, the plan and design is the ice and propane. That's it. Propane we're not selling today because we can't store it. We have ice inside the store and it takes a lot of space.

Chairperson Haber – What I'm getting at is I don't want to see a lot of stuff piled in front of this building.

Mr. Zehreddine – We don't do it now.

Chairperson Haber – I'd like to see it inside the store, not outside.

Mr. Zehreddine – Exactly, and that’s an enclosed area really only for those items that lend themselves to that. Potentially it could be wood, but again, it’s all not visible.

Chairperson Haber – All in that one spot.

Vice Chairperson Parel – Mr. Haber, could I follow-up and elaborate on what I said. I said maybe we’d put some language in limiting the sales in that area to ice and propane, but now that I think of it and with the applicant’s comments, I’m okay with opening it up. I think this would solve your problem too, if we just said, all outdoor sales are limited to that sales area on the rendering, and they are to be completely screened on three sides.

Chairperson Haber – I think I agree with that. That’s a good point.

Mr. Zehreddine – That’s fair.

Chairperson Haber – Normally we would have a material board. Dave, are you comfortable with no material board here?

Dave Campbell – Obviously with the Zoom meeting format, a materials board is kind of a difficult thing to pass around. Given the material mix proposed here, I am comfortable.

Chairperson Haber – I have no problem with administrative approval of the height restrictions. It depends if anybody else does. Normally if there are significant changes, we like to see it before it moves on.

Ms. Horning – I also have a CADD version of what it could look like. I can pull that up.

Chairperson Haber – Yes.

Ms. Horning reviewed the additional rendering with the Commissioners showing the additional height.

Dave Campbell – Before anyone makes a motion, just a reminder. There are two potential motions here; one regarding Special Land Use and subsequent to that would be a motion relative to the site plan.

Vice Chairperson Parel – Mr. Haber, are you comfortable with the description of the rendering that Ms. Horning just presented?

Chairperson Haber – I think I am. This is going to be an improvement no matter what happens, so I’m all for it. I’ve been looking at that for 22 years.

**MOTION** by Parel, supported by Weber to approve, with a condition, Item PSU20-03, Mobil Gas Station, Special Land Use, the request by Marsha Horning of Jeffery Scott Architects representing Mohamed Zahreddine, owner of Mobil Gas Station of Commerce MI, for a Special Land use to demolish the existing retail building and

construct a new building and upgrade the site located at 3004 Union Lake Road (southwest corner of Commerce & Union Lake Roads). Sidwell No.: 17-12-401-011  
Move to approve PSU #20-03, a special land use for the Mobil gas station, to allow expansion of an automobile fueling station within the B-3 – General Business zoning district located at 3004 Union Lake Road. Special land use approval is based on a finding that the applicant has demonstrated to the satisfaction of the Planning Commission that the proposed use complies with the special land use criteria of Section 34.08 of the Zoning Ordinance, as well as the use standards of Sec. 26.302.

**Special land use approval is based on the following condition:**

1. Approval of a corresponding site plan by the Planning Commission.

**ROLL CALL VOTE**

**AYES:** Parel, Weber, McKeever, Rebeck, Karim, Haber, Winkler

**NAYS:** None

**MOTION CARRIED UNANIMOUSLY**

**I. NEW BUSINESS**

**ITEM I1: PSP20-06 – MOBIL GAS STATION**

Marsha Horning of Jeffery Scott Architects representing Mohamed Zahreddine, owner of Mobil Gas Station of Commerce MI, is requesting site plan approval to demolish the existing retail building and construct a new building and upgrade the site located at 3004 Union Lake Road (southwest corner of Commerce & Union Lake Roads). Sidwell No.: 17-12-401-011

Chairperson Haber – I'm going to open this up to everybody. Are there any other site plan issues that you would like to speak to?

No comments.

Chairperson Haber – Okay, as part of site plan, we will give administrative approval to Dave to see the renderings of the increased height of the building. If anybody has any objections, let me know.

Dave Campbell – If we're going the administrative approval route, was the consensus that the stone veneer would go around the base as opposed to split-faced block?

Chairperson Haber – That's my understanding.

Dave Campbell – If we get to a motion, please include that specific item as a condition of approval.

**MOTION** by Weber, supported by Parel, **to approve, with conditions,** Item PSP20-06, Mobil Gas Station, the request by Marsha Horning of Jeffery Scott Architects representing Mohamed Zahreddine, owner of Mobil Gas Station of Commerce MI, for site plan approval to demolish the existing retail building and construct a new building and upgrade the site located at 3004 Union Lake Road (southwest corner of Commerce & Union Lake Roads). Sidwell No.: 17-12-401-011

Move to approve Site Plan #PSP20-06, a new 3,237 sq ft retail building along with renovations to the canopy and pump islands for the existing Mobil gas station that is located upon 1.1 acres at 3004 Union Lake Road. Approval is based on a finding that

the site plan proposes site improvements in reasonable proportion to the scale of the new building, consistent with the goals of Sec. 39.05 of the Zoning Ordinance relative to nonconforming sites, so long as certain conditions of the Planning Commission noted below can be included on a revised plan. The Planning Commission further finds that the proposed building's architecture and materials are consistent with the intent of Article 27 of the Zoning Ordinance and its requirements for quality materials in the B-3 zoning district.

**Site plan approval is subject to the following conditions:**

1. Review and approval of engineered construction plans by the Township Engineer, Fire Marshal, and Building Department, and as discussed, previous Administrative Items by the Planning Director;
2. A revised plan to be reviewed and approved administratively showing a 5-foot sidewalk along the site's frontages of both Commerce and Union Lake Roads;
3. A revised plan to be reviewed and approved administratively showing the columns of the reconfigured canopy clad in a stone material to match the ledge stone proposed on the vertical elements of the building extending to bottom of canopy;
4. Administrative approval of a lighting and photometric plan for all exterior fixtures, particularly the lighting under the fuel canopy that is to be recessed and compliant with maximum illumination levels;
5. Any new signs, including the fuel canopy's skin, to be reviewed and approved under a separate Sign Permit by the Building Department subject to the requirements of Article 30 of the Zoning Ordinance;
6. The stone clad materials will replace the split-faced block, which was shown to the Commission, on the bottom cladding of the entire structure;
7. Any outdoor sales items will be limited to the shown structure adjacent to the south side of the building.

**ROLL CALL VOTE**

**AYES: Weber, Parel, McKeever, Rebeck, Karim, Haber, Winkler**

**NAYS: None**

**MOTION CARRIED UNANIMOUSLY**

**J: OTHER MATTERS TO COME BEFORE THE COMMISSION:**

None.

**K: PLANNING DIRECTOR'S REPORT**

- **NEXT REGULAR MEETING DATE: MONDAY, OCTOBER 5, 2020 @ 7PM - potentially electronic-only**
- I wanted to bring the Planning Commission up to date on the proposal for the gravel pit project.
  - This is located on the north side of Sleeth Road, between Duck Lake Road and Bass Lake Road.
  - The Township Board has had several conversations with the prospective developer of that gravel pit property. I know they came before the Planning Commission but it was a while ago.
  - They're proposing to develop that property as a Brownfield. Essentially that means they get reimbursed for a significant portion of their development costs through a tax capture. It's very similar to what we do in our DDA, where you have a baseline taxable value and then you have an

- improved taxable value. Whatever that gap is in between, the developer can recoup some of that as an incentive to develop a distressed piece of property.
- The site was a mining and extraction operation for a long time. There are a lot of soils that need to be moved around or off of that site, because as they extract they backfill it with junk material. They're saying there's over a million cubic yards of soil that need to be removed from that site.
  - In the State of Michigan's Brownfield Act definition, that would make the site functionally obsolete, which then would qualify it for a Brownfield.
  - Even though the Planning Commission saw this as a concept a while ago, I didn't want this to get too far along with the Brownfield end of things and go through the review processes with the Township Board, Oakland County and then the State of Michigan, only for it to come back to the Planning Commission, most likely as a PUD, and have the Planning Commission feel as if they were left out of the loop and this isn't a project you're necessarily in favor of.
  - I'll bring up the concept plan. This is the existing gravel pit lake. There would be a total of 200 single-family lots, with maybe 50 as lakefront. This is actually a pretty nice body of water, as neighboring property owners such as Mr. James can attest to. Some of the lots off the lakefront would be smaller lots.
  - It most likely makes sense for them to go through the PUD process because they're proposing a mix of lot sizes and densities beyond what the site is zoned for, which is ½ acre lots. Some are significantly smaller.
  - The end game with the Brownfield, and the PUD, would be something like this. Assuming they can get that Brownfield plan passed with the Board, County and State, this would be coming back to the Planning Commission.
  - So, any questions or significant concerns? Any reasons for me to go back to the Township Board to say we want to pump the brakes on this?

Chairperson Haber – No. Clean it up and build it.

Dave Campbell – Sam and Chelsea, I know this is the first you're seeing this and it's new to you. Any questions or thoughts on this location? I don't know if you ever get out this way along Sleeth Road.

Rebeck – I'm familiar with where it's at. I don't really have questions at this point. I'm still new enough to be taking everything in, but I think it would be nice to have it developed.

Karim had no questions or comments.

Weber – Just one comment, and Dave, it might be valuable to resend the original package out that the Planning Commission saw a few months ago. I think it's still relevant. For the other members, while I don't believe it's unanimous at the Board level, I think there's enough that would like to see this developed. The questions that have been asked centered around the dollars associated for ultimately a 20-year tax abatement, which is what the Michigan Brownfield allows for. The last discussion we

had centered on, is that amount of time appropriate for this, and are all of the elements that the developer would like included in that also appropriate? Meaning they're not just looking for the abatement associated with the extraordinary costs of the development, the environmental, et cetera, but they're looking for abatement for nearly all of the development costs.

Personally, I would love to see that land developed from the eyesore that it is. I think that property can handle that amount of homes without having any major impact on the traffic arteries.

Dave Campbell – It's worth pointing out too that this is certainly a big ask from the developer, both from Commerce Township and from Oakland County, but there would be some benefits to the Township. Most notably, the Township already has in our water/sewer master plan to extend water and sewer out to this property, but more importantly water. The intent would be to loop the water all the way up and around Duck Lake Road and create one big loop around the entire Lake Sherwood area. That's something the Township wants to do in the next 5-10 years, right Jay?

Jay James – Yes.

Dave Campbell – So, this would be an opportunity to share the cost with the developer on doing that. These are all the things that the Township Board has to weigh as they're considering this big ask.

Dave Campbell –

- On Union Lake Road, there's a couple upcoming projects.
  - One is a mill and fill project that the Road Commission says they want to do this October. They would be resurfacing the road all the way from Richardson up to Cooley Lake Road. The road would remain open to traffic while they do it, but there would be a rolling, slow/stop crew with flaggers along the way. There's almost certainly going to be some tie-ups. They would like to get that done early to mid-October. It depends on weather and the asphalt contractor's schedule.
  - In 2021, south of Wise Road where the body of water of Union Lake goes under Union Lake Road and spills out into the Union Lake Golf Course, there are two giant culverts under the road currently. Those culverts need to be replaced and the Road Commission, working with the Water Resources Commission, is going to replace those potentially in the Summer of 2021. That's tentative, but I'm bringing it up now because that will require closing Union Lake Road entirely for probably a couple months. That's going to be very painful for a lot of people.

Weber – They're going to repave from Richardson to Cooley, and disrupt all of the traffic, and then tear all of that new pavement up and close the road?

Dave Campbell – We asked those very questions of the Road Commission. They're saying when they have a paving job set for one construction season, and another for a subsequent season, which might be 2021 or 2022, they don't know yet, their position is

that it causes more problems to leave a gap in the new pavement, because now you'll have issues over the winter. This is the way that the Road Commission operates.

Weber – And suffer the traffic headache over two years now, versus just doing it once.

Discussion continued regarding the Union Lake Road projects.

Dave Campbell –

- I've mentioned the pedestrian bridge over M-5 and the rust that we were all disappointed to see on those blue wave panels. MDOT received a corrective action plan from the general contractor on how they're going to fix that. That's good news they're acknowledging it's a problem, it's their problem to fix and that they're going to fix it. It will require taking those blue wave panels down, sandblasting them, cleaning them, galvanizing them, repainting them and putting them back up. They're saying maybe that could happen this year, but I'm guessing it will be the early part of 2021 before it gets done.
- As for the Aikens project, from conversations I've had, it sounds like there is at least a handshake agreement between Mr. Aikens and the residential developer who is going to partner with him to do the residential component. In my opinion, that might be the impetus to getting the whole development going. Hopefully that will push the project into actual construction.

**L: ADJOURNMENT**

**MOTION** by Parel, supported by Karim, to adjourn the meeting at 9:05pm.

**ROLL CALL VOTE**

**AYES:** Parel, Karim, Winkler, McKeever, Weber, Rebeck, Haber

**NAYS:** None

**MOTION CARRIED UNANIMOUSLY**

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Brian Winkler, Secretary