

**CHARTER TOWNSHIP OF COMMERCE
PLANNING COMMISSION MEETING**
Monday, December 3, 2012
2009 Township Drive
Commerce Township, Michigan 48390

CALL TO ORDER: Larry Haber, Chairperson, called the meeting to order at 7:00pm.

ROLL CALL: Present: Larry Haber, Chairperson
 Tom Jones, Vice Chairperson
 Brian Winkler, Secretary
 Bill McKeever
 Jay Czarnecki
Also Present: Kathleen Jackson, Planning Director
 Jay James, Engineer/Building Inspector

APPROVAL OF MINUTES

MOTION by Jones, supported by Winkler, to approve the Planning Commission Meeting Minutes of November 5, 2012, with the following corrections:

1. Page 8, bottom of page below Commission Comments, add: ***Kirkwood reviewed voting as addressed in the bylaws with Phil Adkison.***
2. Page 14, edit Motion condition 2. to read as: ***Installation of a second trash receptacle/dumpster, to be located opposite the originally planned compactor, which will conform to the requirements of the Zoning Ordinance; and,***
3. Page 1, under McKeever, ZBA, 2nd bullet, change to read as: ***legally nonconforming.***

MOTION CARRIED UNANIMOUSLY

UPDATE OF ACTIVITIES

Brian Winkler – Downtown Development Authority

- The meeting was fairly short and simple.
- We had discussion about some of the offers that have been made for properties on the southwest corner of the DDA property. It sounds like the negotiations are continuing.

Bill McKeever – Zoning Board of Appeals

- There was no agenda.
- We meet once every quarter.

Kathleen Jackson – DDA & Planning Department

- The DDA did go before the Township Board to request another advance which was approved at the previous meeting.
- The Planning Department has been busy. As you can see, the last few agendas have had more items than in recent years, and not so recent.
- Kroger has started their demo. They will be putting in the fueling station first, followed by the new store. We are getting good feedback on the project.
- This is a busy time of year as builders would like to get work done before the snow flies.

Jay James – Building Department

- As Kathleen said, we are staying busy, especially with site plans that are coming through here.
- The Kroger fueling station is getting started and should be up within 60 days. They expect the demo of the old Kmart building to be completed within six weeks.
- There is discussion with a developer regarding the site at the southwest corner of Commerce and Carroll Lake Roads.
- Target is also renovating. They are doing interior remodeling so you will see some dumpsters in their lot during the renovation.

PUBLIC DISCUSSION OF MATTERS NOT ON THE AGENDA

None

ITEM I: SP10-11-08 – GATEWAY – TABLED FROM 4-2-12

Tony Semaan of Walled lake MI is requesting site plan approval of a mixed use development located on the south side of commerce Road, between Newton and South Commerce Roads. Sidwell No.: 17-11-332-034

MOTION by Jones, supported by Winkler, to remove Item SP10-11-08 from the table.

MOTION CARRIED UNANIMOUSLY

Kathleen Jackson, Planning Director gave a review. It is at the discretion of the Planning Commission to consider the proposed elimination of the Type A buffer on the west side of the lot.

The applicant, Tony Semaan, 1353 Delta, Walled Lake, MI, was present along with Mike Powell, Powell Engineering & Associates, LLC, 4700 Cornerstone Dr., White Lake, MI, to address the proposal.

Mike Powell gave a review of the project, including history, resizing of the building, architectural items that have been addressed, elevations, earth tone colors, building materials including brick and stone, lighting with backlit canvas awnings, signage, enhancements to the south side, and parking in the rear. He also discussed a potential cross-access agreement with Commerce Radiator which could be arranged in the future and would require that two parking spaces be provided to the adjacent business. In addition, a variance will be sought with from the Zoning Board of Appeals for the setback from Commerce Road and, if necessary, for elimination of the west buffer yard. The setback allows for the parking to be located behind the building. The site is somewhat cramped, but it is unique with a narrow depth. The dumpster location in the rear is the only location that will allow for truck access as the turning radius is tight.

Chairperson Haber - So you are comfortable with moving forward on the project?

Mike Powell - Yes, we are comfortable. We have tried to address the items of concern. Although a new architect has not yet been brought on board, we have one in mind and

will work with him to tweak any other items that need to be addressed. We also have a landscape architect who is willing to assist. Otherwise, we are ready to start the construction drawings. Also, storm water will remain on the site, an item that Giffels-Webster is aware of. The project will hookup to the water main. Drawings have been submitted to the RCOC, and although their feedback has not yet been received, we anticipate only geometric matters to be addressed and no technical issues.

Commission Comments:

McKeever -

- I really didn't have any comments. I'm in agreement with everything included in report.
- As to buffer to west, I'm in agreement with Kathleen Jackson. When these types of properties abut, I don't think there is a need for the buffer.

Haber - Bill, could you comment on the variance request for the Zoning Board of Appeals?

McKeever - I don't foresee an issue, given the fact that they're working with the direction of the Township to have parking located behind the building.

Czarnecki - No issues.

Jones -

- I feel it's important to have the parking behind the building. I like the idea for that area and it creates a safer exit from behind the building as opposed to backing out onto Commerce Road.
- I have no problems with the proposed.
- As for the buffer, I am in favor of having that Administratively approved. Kathleen Jackson can resolve this as she is best to handle this type of situation.
- The building looks good.

Winkler -

- Since the applicant came before us in March or April, significant changes have been made to the building and the site.
- The elimination of the carports is a big step, along with changes to the exterior.
- I have no issues with this as submitted.
- As for the landscaping, I would put more weight on having variations in the species as opposed to requiring a Type A buffer on the west side.

Haber - Kathleen, can you handle addressing the items Administratively?

Kathleen Jackson - Yes, I would be more than happy to. Could we also address how the Commission feels about the cross-access agreement, which requires the applicant to give two spaces. Would you be comfortable with having me consult the Township Attorney on this matter? I can bring it back before the Planning Commission to discuss the easement location. We can also work with the RCOC to ensure they have no

concerns. I don't mind working on this Administratively, but I need the Commission's blessing.

In addition, I am comfortable with the landscape architect as I have worked with him before on many projects. As for the Type A buffer yard, the Commission has flexibility.

Haber - Can you indicate where the handicap parking will be located?

Mike Powell - It is on the west side of the site as noted on Sheet 1.

Haber -

- My feeling with this whole project is that you're trying to put a size 11 foot into a size 7 shoe, which bothers me an awful lot. You're doing a lot with a little.
- I just don't want to see a bunch of vacancies in the commercial portion.
- What size are the residential units?
- I understand that the carports are gone.
- All landscaping will have sprinklers installed?
- Is there an issue with the sidewalk?

Kathleen Jackson - The sidewalk was addressed.

Mike Powell - I talked with the owner and although the commercial space is cut into five spaces, he would like to have bigger tenants. During the lease period, he may have only two instead of five but there is variation here and there can be smaller units as necessary.

The apartments are 925 square feet. I have spoken to another client who has a similar development and he has a long waiting list for his apartments. Although that site is a bit different with businesses within walking distance, he may share the waiting list which would help to get tenants for the upstairs.

The carports have been eliminated. We were not comfortable having those on-site as that would be packing way too much in.

Standard sprinklers will be installed in accordance with ordinance requirements.

Haber - With regard to the dumpster, there is nowhere else to put it, and I understand that. I will however ask of you that it be blocked from the south side, off the back.

Mike Powell - Yes, there will be a brick enclosure and the landscaping will enhance the surrounding area. Kathleen and I will make sure that happens.

Kathleen Jackson - You may also stipulate time restrictions for unloading of the dumpster as you have in the past. This does not need to be a Special Land Use for that to occur. This is adjacent to residential.

Haber - Are there any objections to the time restriction of 9am-5pm?

Mike Powell - We would prefer 8:30am as the store may open at 9am.

Haber - That sounds reasonable. Will the parking lot be lit?

Mike Powell - The elevations on the building allow for the lighting to be directed downward. There are no down lights on poles. Nothing will throw light toward the residential and all lighting will be fully shielded.

MOTION by Jones, supported by Winkler, to approve, with conditions, Item SP10-11-08, Gateway, the request by Tony Semaan of Walled Lake MI for site plan approval of a mixed use development located on the south side of Commerce Road, between Newton and South Commerce Roads. Sidwell No.: 17-11-332-034

Approval is for the reason that the information submitted by the applicant and the information presented to the Planning Commission demonstrates that the proposed site plan meets the requirements and standards of the Commerce Township Zoning Ordinance.

Approval is subject to the following conditions:

1. A variance being obtained from the Z.B.A. for the front yard setback; and
2. Acceptance by the Planning Commission of the awning on front and rear elevations; and
3. Acceptance by the Planning Commission of the addition of windows on east elevation; and
4. Approval from Township Engineers; and
5. Elimination of the 6' buffer on west property line to be approved Administratively, including consideration of the 3' retaining wall as sufficient; and,
6. A note added to the landscape plan that seeding will be slot seeded or terra seeded or sod; and
7. Submittal of a photometric plan that complies with the Zoning Ordinance requirements; and
8. Acceptance by the Planning Commission as to the location of the dumpster, with the pickup times restricted to between 8:30am and 5:00pm; and
9. Color and material samples; and
10. Approval by the RCOC and permitting; and
11. Administrative approval of the landscaping, including variations to the chosen species; and
12. Approval by the Planning Commission to have the Planner meet with the Township Attorney and the applicant to discuss negotiations for a potential cross-access agreement, which will be brought back before the Commission for final approval.

MOTION CARRIED UNANIMOUSLY

ITEM II: SP12-25-31 – GOODWILL – TABLED FROM 11-5-12

Ken Watkins of Architectural Concepts of Grand Rapids MI is requesting site plan approval to construct a Goodwill retail store located on the north side of Crumb Road, south of the Meijer Store. Sidwell No.: 17-25-426-009

MOTION by Jones, supported by Czarnecki, to remove Item SP12-25-31 from the table.

MOTION CARRIED UNANIMOUSLY

Kathleen Jackson, Planning Director gave a review of the changes the applicant had made since last month's meeting in accordance with the Commission's concerns.

The petitioner, Ken Watkins of Architectural Concepts, 6650 Crossing Drive, SE, Grand Rapids, MI 49508, was present along with Michael Garrett, Owner, Pinnacle Ventures LLC, 1000 Front Street NW, Grand Rapids, MI 49504, and Jeffrey Brinks from Goodwill.

Ken Watkins gave a review of the project. He felt Kathleen had provided a good recap. Immediately after the last meeting, the applicant met with staff to discuss and address the Commission's comments. A number of revised site plans were provided, communication was continual and Kathleen was helpful in offering feedback. The orientation of the building still includes having the main entrance facing Meijer and the canopy facing east toward the gas station; however, the loading dock was reconfigured so it would not be seen from Crumb Road. It was moved to the southwest corner so it faces north. A small addition was extended to shield the loading dock and trucks. The dumpster was also moved to the southwest corner and the same masonry materials will be used to shield it.

The building elevations remain unchanged and sample boards are presented. Deviations of brick color have been added, especially on the south wall, along with brick pilasters to differentiate the wall surface. Fairly large areas of glass have been added on the south wall, facing Crumb Road, and these are vision glass not spandrel. On the east side, there were smaller openings up high and these have now been extended to the floor level of the building. The top areas are vision glass to let in daylight while the lower portions are spandrel. Canopies have also been added over all window openings. The parking lot layout did not change significantly other than the access for trucks at the loading dock on the west side. Lastly, we have no problem with adding secondary wall mounted signage as requested on the south side, similar to the north side signage.

Kathleen Jackson and Ken Watkins discussed changes in the windows, spandrel (opaque) versus vision glass, and possible retail front type window displays to give character to the space. Ken clarified that the east would be spandrel and the south would be vision glass to allow light into the store. No retail fronts would be planned and the vision glass will allow people to see into the store on the south side.

Ken Watkins added that the loading dock is a recessed well with retaining walls on either side so there is no visibility. And, shared access is no problem.

Commission Comments:

Winkler –

- In looking at what the petitioner has done since the November meeting, there have been significant changes to the building and all are positive.
- While there is still some EIFS, I think the quantity is insignificant in comparison to the other high-quality, durable materials on the building. The EIFS durability issues that have come up in the past are a big lesson.
- A concern that we all shared and mentioned previously was how the petitioner might control or handle donations that are dropped off during off hours. It can be unsightly as some things that are dropped off are undesirable.

- Other than that, this was a good faith effort to meet many of the concerns addressed.
- I have no issue with having the wall mounted signage on the south elevation Administratively approved.

Jones –

- I am in accord with what Brian has said.
- I have no other comments.

Czarnecki –

- With regard to the south signage, there will be a berm and landscaping there.
- Will you be able to see the sign from Crumb Road?

Ken Watkins - The grade drops significantly on Crumb Road but I believe the wall mounted sign will be placed higher, closer to the street elevation for visibility.

McKeever - The problems have been covered and I'm good.

Haber -

- Thank you for the changes. It is nice to have a group of people who respond to things this way.
- We hope our input had some merit and you did act promptly on it. We really appreciate that.
- I'm not an EIFS fan. Are there any objections to having just brick?

Ken Watkins - We did hear your comments and had significant discussion regarding EIFS. In our opinion the EIFS does provide a break in the materials. It is of limited quantity and is up high so it is not subject to damage. We have no problem with providing a different scoring or texture to it as the Planner had eluded to, but we believe it is a good fit and use for the materials so we would not totally eliminate it.

Haber - Yes, please work with Kathleen. I have seen too much bad with EIFS over time. I would prefer to see brick all the way up as I know what it will look like in 15-20 years.

Kathleen Jackson - We can also work with Brian Winkler as well on this.

Haber - Good idea.

Winkler - Good Point.

Haber -

- It will be in the motion that if something is dropped off overnight, it will disappear first thing in the morning. We don't want to see overnight drop-offs, but unfortunately it happens and it can be a mess.

Ken Watkins - We agree wholeheartedly. Goodwill wants the property to be neat, tidy and orderly. Any overnight drops will be taken care of first thing in the morning. And again, staff is there after the store is closed. Staff is there until 10pm and arrives again at 8am. If any night drops do occur, it would be similar to someone's trash sitting out overnight.

Kathleen Jackson - You are open 7 days correct?

Ken Watkins - Yes.

Haber -

- On the landscaping, I am concerned with the expansive south wall.
- You've added windows and done a good job to break it up.
- You may want to increase the landscaping there a little bit too, with more trees as opposed to low-lying plants or shrubs, in between the building areas and windows.
- Again, it is wonderful to see the work you've done and how nicely you responded. This will be a good addition to the community and we wish you well.

MOTION by Winkler, supported by Jones, that the Planning Commission approves, with conditions, Item SP12-25-31, Goodwill, the request by Ken Watkins of Architectural Concepts of Grand Rapids MI for site plan approval to construct a Goodwill retail store located on the north side of Crumb Road, south of the Meijer Store.

Sidwell No.: 17-25-426-009

Approval is for the reason that the information submitted by the applicant and the information presented to the Planning Commission demonstrates that the proposed site plan meets the requirements and standards of the Commerce Township Zoning Ordinance.

Approval is subject to the following conditions:

1. The provisions for Administrative approval of wall mounted signage; and
2. Administrative approval of the addition of variation and texture to the EIFS as discussed herein; and
3. Administrative approval of additional landscaping, which includes the parking lot, interior and the area of the south elevation between the grade and windows; and
4. In the event that overnight drop-offs do occur, they will disappear immediately upon opening of the store each day; and
5. Execution of a shared access easement for the entrances/drives on the Meijer property.

MOTION CARRIED UNANIMOUSLY

ITEM III: Z12-05 – WD PARTNERS – REZONING – PUBLIC HEARING

WD Partners of Dublin OH is requesting the rezoning of a parcel of land consisting of 0.36 acres from B-2 (Community Business) to B-3 (General Business) located at 8175 Commerce Road. Sidwell No.: 17-12-426-038

Kathleen Jackson, Planning Director gave a review. If the Planning Commission is so inclined to recommend approval of this rezoning request, it would not be improper to include combination of this lot with the Speedway lot to the west. This site on its own at .368 acres is just above the bare minimum for B-3 and it would be a more cohesive form of development if the lots were combined. This is not a conditional rezoning, it is traditional, so it is not tied into the site plan.

Brian Lorenz, WD Partners, 7007 Discovery Blvd., Dublin, OH, was present to address the proposal. He provided a review, explained the intention to do a lot combination and the overall redevelopment of both properties for the Speedway. A demo is planned for the existing building and it will be rebuilt. There is a logical progression of things as both properties will be cleaned up and the unsightly outdoor storage will be eliminated. By combining the lot with Speedway, it will provide for a more intense use.

Chairperson Haber opened the public hearing.

No comments.

Chairperson Haber closed the public hearing as there were no questions or comments.

Commission Comments:

Winkler – No issues.

Czarnecki - No issues

Jones - No comments. This is a good idea.

Haber - Are there speculations on what they plan to build?

Brian Lorenz - It will be redevelopment of the site for a new Speedway gas station and convenience store. The additional acreage will help with access in and around the site and provide for the canopy.

Haber - It is a tough spot.

Jones - Yes, for in and out traffic.

Brian Lorenz - Yes it is.

Winkler - Great. As Kathleen Jackson mentioned, elimination of a curb cut may tie into the site plan.

Haber - We will work on that when he returns.

Brian Lorenz - Yes, and when we get to the site plan, we will discuss the project with the engineer and have a traffic study performed.

MOTION by McKeever, supported by Jones, that the Planning Commission recommends approval, to the Commerce Township Board of Trustees, of Item Z12-05, WD Partners, the request by WD Partners of Dublin OH for the rezoning of a parcel of land consisting of 0.36 acres from B-2 (Community Business) to B-3 (General Business) located at 8175 Commerce Road. Sidwell No.: 17-12-426-038. The Commission also recommends combination of the two existing lots.

MOTION CARRIED UNANIMOUSLY

ITEM IV: Z12-04 – M. SHAPIRO DEVELOPMENT – REZONING

M. Shapiro Development Co. of Farmington Hills MI is requesting the rezoning of parcels of land consisting of approximately 28 total acres from R-1B (One Family Residential) to RM (Multiple Family Residential) located on the south east corner of Maple and Beck. Sidwell No.'s: 17-33-151-001, 002, 003 & 015

Chairperson Haber addressed the members of the public and explained that this is not a public hearing. The public's input was heard at a previous meeting. The Commission will review and vote upon the request.

Kathleen Jackson, Planning Director gave a review. She explained that this is a boundary case, bordering the City of Wixom, and therefore Oakland County's Coordinating Zoning Committee reviewed the request and voted to approve the rezoning.

Applicant, Jim Galbraith, M. Shapiro Development Co., 31550 Northwestern Hwy., #220, Farmington Hills, MI, was present to address the proposal. He reviewed his letter dated December 3, 2012, covering four points that he felt were important in considering the rezoning request.

First, this is a four-parcel assembly acquired from four separate property owners. It would be aggregated into a 28-acre parcel under the company's sole control. If successfully rezoned, they would be able to offer a unified development as opposed to a piecemeal development by four separate owners.

Secondly, the challenging piece with Beck and Maple Roads involves over a half mile of road frontage with a gas main running through the site on the south boundary. This bisects one of the parcels and runs up the west side of Maple Crossing. The Multi-Family rezoning would afford the Township the opportunity for a creative approach in site design for residential alternatives as opposed to traditional Single-Family.

Thirdly, in looking at the geography to the south of the site, south of the former Coe Railroad, there is the Walled Lake Western High School and the bus garage. This is classic from a planning standpoint to have the transition from this parcel, from Maple Road to the high school and bus garage, then to the Single-Family homes on the north

side. Lastly, as Kathleen Jackson stated, the Multi-Family residential designation is consistent with the adopted Master Plan.

Commission Comments:

Winkler –

- It is unfortunate that some of the nearby Multi-Family developments have not necessarily been positive to the surrounding land uses and residents.

Jones -

- I am in agreement with the report from Oakland County.
- I think this is a good transitional area and I am very familiar with the work that Mr. Galbraith has done.
- I am in favor.

Czarnecki - I don't really have any questions. My reasoning has not changed for being opposed.

McKeever - My opinion has not changed, and I feel that we are spending too much time considering what Jim will put there. This could also be Multi-Family low-income rental units at 600 square feet each.

Haber -

- I have no questions.
- I spoke to many residents that were here and they expressed their feelings about this.
- I was on the fence before, but I am totally off of it now. I think this would be a good project and would help the community a lot.
- As the County stated, I think this would be a good transition and a benefit to the community. I support it.

MOTION by Jones, supported by Winkler, that the Planning Commission recommends approval, to the Commerce Township Board of Trustees, of Item Z12-04, the request by M. Shapiro Development Co. of Farmington Hills MI for the rezoning of parcels of land consisting of approximately 28 total acres from R-1B (One Family Residential) to RM (Multiple Family Residential) located on the south east corner of Maple and Beck. Sidwell No.'s: 17-33-151-001, 002, 003 & 015. Recommendation of approval is in consideration of the comments within the Planner's Report, and reference is made to the Oakland County Zoning Committee's report.

ROLL CALL VOTE:

AYES: Jones, Winkler, Haber

NAYES: Czarnecki, McKeever

MOTION CARRIED

ITEM V: SP12-24-35 – CARNIVAL

Lakes Area Rotary Club is requesting site plan approval for a temporary event (carnival) located east of the Martin Parkway, south and east of the Township Library.

Kathleen Jackson, Planning Director gave a review.

Cheryl and Bob Savage, 3762 Benstein Road, Commerce Township, MI, were present to address the proposal.

Cheryl Savage - I am a resident of the Township, and a member of the Lakes Area Rotary Club. We would like to bring a carnival to town. We will have an activity area, bands and vendors, possibly derbies and maybe a band playoff with the high school. We have several ideas. The midway would be put on professionally by Elliott's Amusements, and Bob's nephew is a concessions manager.

Haber - Is this a normal carnival without beer?

Cheryl Savage - We will have a beer tent.

Haber - I have an issue with that in light of a recent unfortunate accident that happened after a similar event where alcohol was involved. How do you plan on governing this?

Cheryl Savage - The beer tent would be snow fenced off and people will be posted there. Wristbands will be used and no underage drinking will take place. The entrances and exits will be monitored to prevent anyone from drinking in the parking lot and we have lots of volunteers to help with that. Additionally, there will be two Oakland County Sheriffs there and two additional security officers.

Commission Comments:

Haber - This is a wonderful thing and we want to see everyone have a good time, but you are responsible for the drinking.

McKeeever - No questions.

Czarnecki - No comments.

Jones -

- I guess the Number 1 concern is what's going to happen with regard to what happened at the other facility.
- I will not be in favor of approving that event in the coming year.
- I am also concerned that if we start to develop that property, it may not be in sync with the type of developments taking place on the other properties.
- It may not be a problem and we will see what happens the first time around.

Jones - Is the DDA in approval or compliance with the idea?

Kathleen Jackson - The DDA did approve of the PR Committee Director meeting with the Rotary Club and moving forward with the idea. In addition, the ordinance states that any ride should be 200' from the abutting property line, which is the Library, but plans

currently show the closest midway at 50'. I don't know yet what ride that may be, but if it were a 3-story tall Ferris Wheel, that would be rather close. I would like to see them work with staff and Connie, the Librarian, on ride locations.

Haber -

- We will allow you to make those decisions, make suggestions and give your opinion.
- I would like to suggest limitations be placed on the amount of alcohol that is served through wristbands, punching a number, or some form of tracking. There are many ways of doing this and I am very concerned after what happened last time.

MOTION by Winkler, supported by Jones, that the Planning Commission recommends approval, with conditions, to the Commerce Township Board of Trustees, of Item SP12-24-35, Carnival, the request by the Lakes Area Rotary Club for site plan approval for a temporary event (carnival) located east of the Martin Parkway, south and east of the Township Library.

Approval is for the reason that the information submitted by the applicant and the information presented to the Planning Commission demonstrates that the proposed meets the requirements and standards of the Commerce Township Zoning Ordinance.

Approval is subject to the following conditions:

1. The Rotary Club will work with Administrative staff to determine a way of restricting alcohol sales; and
2. Administrative approval of the location of rides with respect to the property line and the location of the Township Library.

MOTION CARRIED UNANIMOUSLY

ITEM VI: 2013 PLANNING COMMISSION MEETING SCHEDULE

MOTION by McKeever, supported by Jones, to approve the 2013 Planning Commission Meeting Schedule as presented.

MOTION CARRIED UNANIMOUSLY

OTHER MATTERS TO COME BEFORE THE COMMISSION

Jason Mayer, Giffels Webster, gave an engineering status report. The Township is seeking a couple of engineering grants. One involves heat recovery at the Wastewater Treatment Plant. The plan will heat the building with wastewater, providing a 5-year payback to the Township for the project and it saves \$34,000 per year when it is done.

Chairperson Haber addressed Debra Kirkwood and Peter Pace in the audience. He said that it was sad not to have them in the Commission this evening. They will be missed and he would like to see them back. He thanked them for their past years of service.

He added that he would not be present at the January meeting and asked that Jones sit in as Chairperson. He also discussed future appointments to the Commission by the Supervisor with Kathleen Jackson.

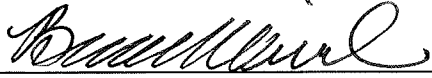
In closing, he wished everyone a good Holiday and a Happy New Year.

The next Planning Commission meeting will be Mon., Jan. 14, 2012 at 7:00pm.

ADJOURNMENT

MOTION by Winkler, supported by Czarnecki, to adjourn the meeting at 8:41 pm.

MOTION CARRIED UNANIMOUSLY



Brian Winkler, Secretary