

**REGULAR MEETING:** City of Pontiac Planning Commission Meeting Minutes on July 10, 2013; Pontiac City Hall, 47450 Woodward Avenue, Pontiac, Michigan 48342

**CHAIRPERSON THOMAS CALLED MEETING TO ORDER AT 6:34 P.M.**

**MOMENT OF MEDITATION:**

**ROLL CALL: PRESENT:** Hollis, Hudson, Fegley, Cadd, Thomas

**EXCUSED:** Glass

**ABSENT:** None.

Mr. Sabo reported a quorum is present.

**COMMUNICATIONS:** None.

**MINUTES FOR REVIEW:** None.

**PUBLIC HEARINGS AND SITE PLAN REVIEWS:**

**5.1 PF-13-46 - Zoning Map Amendment - R-1 One-Family Dwelling District to C-1, Local Business District - 1043 East Walton Boulevard**

PRESENTATION OF ZONING MAP AMENDMENT REQUEST GIVEN BY MR. BOWDELL.

Comm. Cadd entered meeting during presentation.

Overhead photographs were shown.

Petitioner: Wiki Acho, 41029 Allspice Drive, Sterling Heights, Michigan, and David Debruin, 2807 Marietta, Waterford, Michigan; friend and associate.

Mr. Acho commented the location is not feasible for single family residential and he has owned the property for 10 years. He indicated it was approved in the past for C-1, but was ultimately vetoed by the Mayor years ago.

David Debruin indicated the location behind the proposed property is a large residential area, which has been under construction for 10 years and currently has vacant houses. With

those vacant houses, he feels it's almost impossible to build and sell a single family residential on the proposed lot.

Mr. Debruin indicated planning staff have been very professional and helpful throughout this process.

Chairperson Thomas commented that this current Planning Commission has only been in place since 2011 and past things have no bearing on their decisions and this Planning Commission is trying to move the city forward with its current master plan.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

Dean Graves, 996 East Northfield, commented this proposed location has been before the board several times for various proposals and they have always been voted down. He does not want commercial in his residential area and hopes the commission agrees to keep it residential. Mr. Graves also inquired of the exact proposal for this location.

Mr. Bowdell indicated concept plans have been presented, but nothing specific has been outlined.

Mr. Debruin indicated they are proposing possibly a credit union, bank or restaurant with a drive-through, CVS, Walgreens or something similar, but nothing specific as of yet.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

Comm. Hudson inquired when the new master plan would be completed. Mr. Bowdell indicated the end of 2013. Comm. Hudson indicated there is a group of investors willing to invest positively into this location and he is in support of it. Comm. Hudson is opposed to postponing because items never go forward when they are postponed continuously.

Comm. Farley indicated there was no enough information for her to make an informed decision and suggested postponing until more information is provided.

Chairperson Thomas indicated the proposal does not appear to meet the current master plan guidelines and the population in the city has declined and the plans are incomplete. Chairperson Thomas commented the recommendation to postpone is a fair recommendation as the master plan is being reset.

COMM. HOLLIS MADE A MOTION TO POSTPONE THE PROPOSED ZONING MAP AMENDMENT REQUEST (PF-13-45) AS IT DOES NOT APPEAR TO MEET THE CURRENT MASTER PLAN'S FUTURE LAND USE DESIGNATION AND TO ALLOW

THE APPLICANT TO RETURN AFTER THE COMPLETION OF THE 2013 CITY OF PONTIAC'S MASTER PLAN UPDATE AND COMM. FEGLEY SUPPORTED.

VOTE:       AYES:       Hollis, Fegley, Cadd, Thomas.  
          NAYS:       Hudson.  
          ABSTAIN:   None.

Vote 4-1-0 for Approval to Postpone Zoning Map Amendment.

**5.2 PF-13-51 - Site Plan Review - Special Exception Permit  
Research Facility (Major), Building addition in M-1 District -  
895 Joslyn Road**

PRESENTATION OF SITE PLAN REVIEW AND SPECIAL EXCEPTION PERMIT REQUEST GIVEN BY MR. SABO.

Overhead photographs were shown.

Petitioner, John Gentile, GM Representative, 2387 Hickory Glen Boulevard, Bloomfield Hills, Michigan, commented presentation was precise and complete; GM is consolidating operations and will be adding 600-650 jobs at proposed location.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

Charles Johnson, 21 North Paddock, Pontiac, Michigan, commented he has been waiting and hoping for GM to return to the area; and GM has made promises and came through on previous promises and he supports the proposal.

Doris Taylor, 314 Nelson, commented this proposal is in her district. Ms. Taylor indicated she is a GM retiree and so far the updates that GM has done are very nice and she is in support of the proposal.

Lin Davis, 814 Menominee, is in support of GM's proposal and welcomes GM back to Pontiac. Mr. Davis encouraged the hydrogen fuel aspect of GM. Mr. Gentile indicated hydrogen fuel is already in the making and approval has been completed.

Randy Carter, Councilman for District 4, commented he is a GM retiree and welcomes GM back to Pontiac.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

Comm. Cadd commented she is glad to see GM development back in Pontiac. Comm. Cadd inquired of the breakdown of the new jobs and consolidation aspect. Mr. Gentile indicated half of the jobs would be new, half would be relocated from other facilities; and the consolidation consists of five locations.

Comm. Hudson inquired of the wording existing landfill. Mr. Sabo indicated that was an error. Comm. Hudson welcomes GM to the area and is in support of the proposal and going forward.

Chairperson Thomas, commented he is a former GM employee and welcomes the high tech employees to Pontiac and suggested housing be located for them in Pontiac and is in favor of the hydrogen fuel.

Comm. Hudson inquired of the correct number of employees. Mr. Gentile indicated it's more like 600-650 additional employees to the facility with a total of 4,000 employees.

COMM. HUDSON MADE A MOTION TO APPROVE THE PROPOSED SITE PLAN REVIEW AND SPECIAL EXCEPTION PERMIT FOR 895 JOSLYN ROAD, PF-13-51, GENERAL MOTORS POWERTRAIN RESEARCH FACILITY (MAJOR) BASED ON SPECIAL EXCEPTION PERMIT STANDARDS FROM SECTION 6.303 AND COMM. CADD SUPPORTED SUBJECT TO COMPLIANCE CONDITIONS LISTED HERE:

1. Approve by the City of Pontiac Engineering Department for requested changes to the N. Glenwood median area adjacent to the project site.
2. Provide verification of adequate on-site detention for storm water run-off to the Engineering Department.
3. Compliance with all Building Construction Does, Engineering standards, Fire codes regarding hydrogen and City permitting requirements.
4. Compliance with all city of Pontiac business licensing requirements.

VOTE:       AYES:       Hudson, Cadd, Hollis, Fegley, Thomas.  
              NAYS:       None.  
              ABSTAIN:  None.

Vote 5-0-0 for Approval of the Site Plan Review and Special Exception Permit.

**5.3 PF-13-53 - Site Plan Review - Special Exception Permit  
Retail Sales (Packaged Alcoholic Beverages) in a C-1 District -  
165 South Telegraph Road**

Attorney, Travis Milhelich, City of Pontiac Attorney, reported several hearings have been heard on this proposal and a suit was filed in court. The case has been remanded by the Court to the Planning Commission for a new hearing only to consider new evidence or a change in circumstances.

PRESENTATION OF SITE PLAN REVIEW AND SPECIAL EXCEPTION PERMIT  
REQUEST GIVEN BY MR. SABO.

Overhead photographs were shown.

Romi Mezy, Attorney for J & J Wines, 28230 Orchard Lake Road, Farmington Hills, Michigan, indicated the Court's order was remanded back to the Planning Commission to look at new circumstances and to address the hardship considerations for J & J Wine. Mr. Mezy indicated the Country Party Store and Three Sisters Store is currently closed, so that only leaves one liquor store in the area.

Mr. Mezy feels the one mile radius is a new ordinance, which is discriminatory. He indicated the building was a dilapidated foreclosed property and now it is almost fully occupied and restored. Mr. Mezy feels that beer and wine would served the area and good for the surrounding locations.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

Debbie Parker, 127 Illinois, presented a package to the commissioners, which included an Alcohol & Health Sheet, a petition, letters, nine establishments within a one mile radius and pictures included. Ms. Parker read into the record excerpts from the Alcohol and Health Sheet. She thanked the commissioners for enforcing ordinances that make the city safe and habitable.

Mona Parla, 170 Erie, lives to the rear of the location and believes the community needs businesses to grow, but another beer and wine store will not embellish Pontiac. Ms. Parla believes there is no compelling reason to allow the proposal and there is strong community support in the audience by a show of hands. Ms. Parla encouraged the commissioners to deny the proposal.

Karen Jones-Thomas, voiced concerned that this is the fourth attempt to pass this proposal, when it has been denied at previous hearings. Ms. Thomas indicated she was raised in historic Pontiac and her children could walk up to Rainbow Plaza, but now she has to drive them because at night it looks like a Vegas strip and it's no longer safe for her children or the neighborhood.

Ms. Thomas feels needs are not being met with this proposal in the area, because it is a family-friendly neighborhood and she does not welcome the unwanted attention.

David --, 145 Illinois, concerned why this proposal is before the Planning Commission again, because it has been denied three times and inquired when does no mean no.

Renee --, 145 Illinois, has lived in the area for 20 years, and has just purchased a rental on Illinois and one on Voorheis and she wants to maintain the surrounding area. Ms. Renee cleans the area regularly and she showed the commissioners an item she found while picking up trash in the neighborhood.

Benjamin Anderson, 21 Menominee, thanked the commissioners for denying this proposal in the past and stated the community is not underserved with beer, wine or liquor; it's detrimental to the area.

Rose McBride, 128 Illinois, enjoys her neighborhood and she is concerned for the youth. She indicated during one her drives through the neighborhood, she witnessed a man urinating by the building in open public and believes this proposal harbors that kind of activity.

Resident at 841 Menominee, commented there is no place where this proposal would fit into the master plan and there is no need for the proposal. Resident also commented that alcohol is the number one drug in America.

Tim Travis, 305 Harris, owns Golden Wash in Pontiac, indicated he knows what hardship is and inquired how one liquor store can compete with all those other businesses in the area and suggested maybe there's too many. Mr. Travis indicated the petitioner may have the passion, but the wrong product.

Ernest Cleary, 118 Illinois, indicated he has lived in Pontiac since 1983 and he loves his home and neighborhood and encouraged the commissioners to save Pontiac and do not allow another liquor establishment in that area. Mr. Cleary commented his

daughter was killed in a car accident in 1985 and wine is good, but too much brings too much trouble.

Doris Taylor, 314 Nelson is appalled this proposal is before the commissioners again. Ms. Taylor indicated she is a former member of the ZBA and the same establishment presented themselves before the ZBA requesting signs and the matter was denied. Shortly thereafter, signs appeared at the establishment.

Ms. Taylor also indicated outsiders come to Pontiac and establish liquor stores in Pontiac and feels no court should be able to tell the city or commissioners how to run their city.

Debbie Parker commented that the petitioners can return to the Planning Commission every 180 days.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

Comm. Hollis inquired of the attorney for Pontiac if the reasons the proposal was remanded to the Planning Commission was to review new circumstances that could change their opinions.

Mr. Milhelich indicated yes and the Court felt maybe there a was a change in circumstances that could be reconsidered.

Comm. Hollis inquired of the attorney for J & J what is the change in circumstances. Mr. Mezy indicated that the two stores in question had closed, which would leave an opening for J & J and specifically his motion to the Judge was bring out the changed circumstances and the unnecessary hardship, which was never addressed by the City.

Chairperson Thomas indicated they have no official closing of those two stores. Mr. Bowdell indicated those two stores sill have active liquor license.

Comm. Hollis indicated the residents were not considered and one of the residents, David said they have said no four times and Comm. Hollis prays this matter does not return to the Planning Commission.

Comm. Hudson commented he voted no to the proposal the last time and mentioned that the attorney for J & J brought up a blight issue and there is still blight at that current location. Comm. Hudson indicated the hardship was self-created by the petitioner.

Comm. Hudson commented that the Court can allow a party to move forward if it is permitted by law and they have complied with all requirements.

Comm. Fegley commented the petitioner previously presented this proposal as a specialty beer and wine store and once it was denied, it became a tobacco store with unattractive signs; and no landscaping has been provided.

Comm. Fegley thanked the community for coming out and showing their support.

Chairperson Thomas commented he returned to the Pontiac community and is a business owner with interest in the community and a Special Exception Permit means there is compelling argument for a business to be in an area immediately. Chairperson Thomas indicated there is not a lack of liquor stores in the area.

Chairperson Thomas welcomes businesses that reset the economic compass and his question is how does this proposal affect and or benefit the community. He used GM as a good positive example and feels another liquor store would not benefit the community.

Comm. Hollis asked for clarification of an Internet Café and what is free food and drinks. Mr. Bowdell indicated they provide internet service at a cost. Mr. Sabo reported that the State Attorney General is investigating the comments and concerns arising out of these locations.

COMM. HUDSON MADE A MOTION TO DENY THE PROPOSED SITE PLAN REVIEW AND SPECIAL EXCEPTION PERMIT (PF-13-53) J & J WINES RETAIL SALES OF ALCOHOLIC BEVERAGES, AS IT APPEARS IT DOES NOT MEET THE STANDARDS OF APPROVAL FROM SECTION 6.303, SPECIFICALLY 3, 4 & 6; AND THE PROPOSAL DOES NOT MEET THE DEVELOPMENT STANDARDS DESCRIBED IN SECTION 2.515(B) AND COMM. HOLLIS SUPPORTED.

VOTE:           AYES:           Hudson, Hollis, Fegley, Cadd, Thomas.  
                  NAYS:           None.  
                  ABSTAIN:       None.

Vote 5-0-0 for Denial of the Site Plan Review and Special Exception Permit.

**5.4 PF-13-32 SITE PLAN REVIEW - SPECIAL EXCEPTION PERMIT - 1398 GIDDINGS ROAD**

PRESENTATION OF SITE PLAN REVIEW AND SPECIAL EXCEPTION PERMIT REQUEST GIVEN BY MR. BOWDELL.

Overhead photographs were shown.

Petitioner, Andy Guest, Vice President of Notre Dame Preparatory School and representing Marist Fathers, 1300 Giddings Road, Pontiac; commented they have over 1,000 students enrolled in the lower school and need more space. They will be coming from Waterford to Pontiac with plans on opening August 21, 2013. Petitioner indicated they are continuing to buy surrounding property and this current house was brought to their attention for purchase and plans are to use it as office space for the school, rather than building an adjacent facility onto the school.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

Tim Travis, 3050 Harrison Place, owner of Golden Lodge Landscaping indicated he is all about landscaping.

Councilperson Mary Pietila, 195 West Kennett Road, commented she traverses that road daily and they are going a great job and also commented Mr. Travis does great landscaping. She encouraged the board to approve this proposal.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

Comm. Cadd commented she likes the development and thanked the business for coming back to Pontiac.

Comm. Hudson also commented on the great job in the area.

Chairperson Thomas welcomed them back into the community, commented on a beautiful campus, which is good for the community and the children.

COMM. CADD MADE A MOTION TO APPROVE THE PROPOSED SITE PLAN REVIEW AND SPECIAL EXCEPTION PERMIT FOR PF-13-58, NOTRE DAME PREPARATORY SCHOOL - ADVANCEMENT OFFICE AS IT APPEARS TO MEET THE SPECIAL EXCEPTION PERMIT STANDARDS FROM SECTION 6.303 AND COMM. HOLLIS SUPPORTED, SUBJECT TO COMPLIANCE CONDITIONS BELOW:

1. Modification of required landscaping adjacent to residentially zoned properties.
2. Ensure compliance with Section 4.408 of the Zoning Ordinance for trash receptacle screening.

3. Ensure compliance with Section 4.103 of the Zoning Ordinance for fence height.
4. Compliance with Section 4.305(f) of the Zoning Ordinance for double striping.

VOTE:           AYES:           Cadd, Hollis, Hudson, Fegley, Thomas.  
                  NAYS:           None.  
                  ABSTAIN:       None.

Vote 5-0-0 for Approval of the Site Plan Review-Special Exception Permit.

### **5.5 PF-13-61 ZONING MAP AMENDMENT - KENNETT ROAD**

PRESENTATION OF ZONING MAP AMENDMENT REQUEST GIVEN BY MR. SABO.

Overhead photographs were shown.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

Councilperson Randy Carter, indicated he had 30 signatures of Pontiac residents who are in opposition of the proposal. Councilperson Carter feels it is a misuse of the property because it is not zoned for the propose use and feels recycle should be city wide.

Lou Collins, 514 Moonlight Drive, indicated he is not in favor of the proposal and feels it should remain R-1 and M-1 and believes the city needs more affordable, nice houses in that area. Mr. Collins requested that the matter be postponed until the master plan is completed.

John Stevens, lawyer representing Parashakthi Temple, 2555 Crooks Road, Troy, Michigan; commented that the temple objects to rezoning the proposed land and it is inconsistent the current and future master plan. Mr. Stevens indicated he received short notice of the proposal and was unable to fully evaluate the situation.

Mr. Stevens also indicated it is close to an elementary school and nursing home; it's an eyesore, odors flowing and noise disturbance.

Councilperson Mary Pietila, 195 West Kennett, indicated this proposal is in her district and also commented on the short

notice of the mailings to fully update the community on what is being proposed. Councilperson Pietila asked for clear understanding of what the particular use would be, hours of operation, traffic conditions and Kennett Road being utilized more this school bus traffic and children walking to school.

Mr. Richard Burns, 18 W. Saginaw, representative from NTH Consultant, indicated his background is in waste management. Mr. Burns indicated 6 to 7 trucks would come between 6:30 p.m. and 6 a.m.

Mr. Burns indicated the site currently is unsafe and the new proposal would correct the site environmentally and beyond. There will be a \$150,000 upfront payment to the Pontiac City Treasurer's department and approximately \$200,000 yearly income to the City of Pontiac.

A traffic study is incomplete at this time, but traffic would enter off Telegraph and exit off Kennett and there would be no disposal in Pontiac; this is a transfer point and not a dumping ground.

Mr. Burns addressed residential housing for this location is not allowed, it's illegal to build residential houses on a previous landfill. Plus the foundation cost is very, very expensive.

Petitioner also added the communities coming into Pontiac for this service includes Keego Harbor, West Bloomfield, West Bloomfield Township, Sylvan Lake and Milford.

Chairperson Thomas inquired of City of Pontiac trucks using the facility. Petitioner indicated the City of Pontiac has an agreement for another company to haul Pontiac's waste materials.

Margaret Kumar, Manager of Eternal Mothers on Kennett Road, 672 Vershawn Drive, West Bloomfield, indicated at Eternal Mothers Rizzo picks up their waste materials and brings it into Pontiac. Ms. Kumar indicated her clients travel Kennett Road in the proposed area and will be exposed to unsafe environment and add to problems already existing.

Ian Simpson, 526 Moonlight Drive, commented if setting the compass to the north means getting a dollar, he cannot fight that argument. Mr. Simpson indicated it has been used as a recreational area by the community.

Mr. Simpson commented it would be over 1,000 people protesting this proposal because nobody in the area wants this in their

community. Mr. Simpson suggested changing it to commercial zone.

Chairperson Thomas replied that setting the compass north means quality improvements and comparable revenue, but not at all cost.

Charlie Rash, Deputy for Oakland County, suggested tabling the matter because everything will be dumped there. Also, if the proposed owners lease the property and then leave, it still will be a dumping ground.

Mr. Rash also indicated if approved, they will do everything at the site and the truck traffic will destroy the already unstable roads.

Ms. Matson, Walton Boulevard, indicated that this proposal is within 300 feet of her property and her property has been for sale for 8 years. She does not feel that will help to sell her property at all and she is in agreement with the other people in the community to deny this proposal.

Mona Parlor, 170 Erie Road, indicated she has lived in her home for 21 years and feels trucks will shake her house and it has done in previous years. Ms. Parlor also inquired why the landfill has not been managed and the proposed corner is terrible for traffic.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

Chairperson Thomas highly recommended tabling both matters at this point because more pertinent information is needed.

Mr. Sabo indicated the next proposal must have a public hearing and suggested presenting the proposal. Everyone agreed.

**5.6 PF-13-62 PRELIMINARY SITE PLAN REVIEW AND CONCEPT APPROVAL - 000 KENNETT ROAD**

PRESENTATION OF PRELIMINARY SITE PLAN REVIEW AND CONCEPT APPROVAL REQUEST GIVEN BY MR. SABO.

Overhead photographs were shown.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

Petitioner Joseph Munno, 6200 Elmridge, Sterling Heights, Michigan, encouraged the board to approve their proposal because they have met all standards and requirements.

Richard Burns, commented it is a regulated facility monitored by the Michigan Department of Environmental Quality, which conducts random site visits and he feels the proposed use is the best fit for this property. Mr. Burns also indicated part of the property would be used for storage of used cars.

Chairperson Thomas reiterated his concerns to table the proposal.

Comm. Hudson indicated in the interest of time and needing more information on the proposal also to table the matter.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

Ian Simpson, 526 Moonlight, Pontiac, Michigan, inquired if one matter was predicated upon the other and commented there was no discussion of outdoor storage particularly screening. Also, Mr. Simpson indicated with the use of outdoor storage of used cars it will be a junkyard and feels the proposal is not in harmony with the surrounding area.

John Stevens, Lawyer for Parashakthi Temple wanted the minutes to incorporate his previous comments and added if the landfill is unfit and unstable how will it support the proposed site.

Mr. Stevens also indicated there is a conservation easement with the City of Pontiac that allows for no alterations to the land.

Deputy Rash, Clarkston, Michigan, encouraged the board to adjourn the matter and asked for an address to submit letters.

Margaret Kumar, 672 Vershawn Drive, West Bloomfield, Michigan commented this is not the best use for this particular piece of land.

Timothy Travis, Harrison Road, inquired if the address was 888 Orchard Lake Road. Mr. Sabo indicated that was a misprint. Correct address is 000 Kennett Road. Mr. Travis commented there are a lot of unanswered questions.

Councilperson Randy Carter indicated he would like to notify the citizens in his district of this proposal.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

Comm. Cadd indicated she needs more information and has a lot of questions that need answering.

Comm. Hudson agreed more information is needed and he has time restraints this evening.

Petitioner inquired of the commissioners what information is needed to answer their questions.

Chairperson Thomas commented that the citizens are saying they don't want this in their neighborhood, everyone has a lot of questions, including the commissioners, it's a big project and there needs to be clarity and understanding of their proposal so that the commissioners can make an intelligent decision.

Comm. Fegley commented she always look at a proposal from the citizens' point of view and she would not want this in her neighborhood, just as they do not want it in their neighborhood.

COMM. HUDSON MADE A MOTION TO TABLE 13.61 AND 13-62 AND COMM. CADD SUPPORTED.

VOTE:           AYES:           Hudson, Cadd, Hollis, Thomas  
13-61           NAYS:           Fegley.  
                  ABSTAIN:       None.

Vote 4-1-0 for Tabling of 13-61.

VOTE:           AYES:           Hudson, Cadd, Hollis, Thomas  
13-62           NAYS:           Fegley.  
                  ABSTAIN:       None.

Vote 4-1-0 for Tabling of 13-62.

**NEW BUSINESS:** Mr. Sabo presented a memo and letter from Haven regarding 12-38 asking for an extension on their site plan for one more year.

COMM. CADD MADE A MOTION TO EXTEND SITE PLAN APPROVAL FOR PF-12-38 FOR ONE YEARS FROM 8-8-12 TO 8-8-13 WITH A NEW EXPIRATION DATE OF 8-8-2014 AND COMM. FEGLEY SUPPORTED.

VOTE:           AYES:           Cadd, Fegley, Hollis, Thomas  
                  NAYS:           None.  
                  ABSTAIN:       None.

Vote 4-0-0 for Extension of Site Plan Approval 12-38

(Comm. Hudson not present.)

**OTHER ITEMS:** Comm. Cadd commented on the 000 Kennett Road site that the grass is four feet tall and the people waiting at the bus stop have to stand in the street. She would appreciate that landscape being maintained.

**PUBLIC COMMENTS:** None.

**HEARING ADJOURNED.**