

Village of Bellaire

PLANNING COMMISSION

Commissioners: Dan Bennett, Butch Dewey, Bill Drollinger, Fred Harris, and Don Seman

PLANNING COMMISSION PUBLIC HEARING MINUTES

January 8, 2019

5:00 p.m.

- 1. Call to Order:** Chairman Drollinger called the meeting to order at 5:00 p.m.
- 2. Roll Call Attendance:**
 - Present:** Dan Bennett, Butch Dewey, Fred Harris, Don Seman, and Bill Drollinger
 - Absent:** None.
 - Staff Present:** Lori Luckett, Zoning Administrator
 - Also Present:** Ricky Miner, Applicant and Dave Ciganick
- 3. Welcome to the Public:** Chairman Drollinger welcomed the member of the public.
- 4. Opening of the Public Hearing:** Chairman Drollinger opened the public hearing announcing that the Village of Bellaire Planning Commission will be holding a public hearing on Tuesday, January 8, 2019 at 5:00 p.m. in the village council chambers at 202 North Bridge Street. The purpose of the hearing is to solicit comments and opinions regarding a Special Use Permit application request submitted by Ricky Miner of L & T Auto Sales to all Used Vehicle Sales on Parcel Number 05-41-030-010-00, commonly known as 704 E. Cayuga.
- 5. Determination of Time Limit for Addressing the Planning Commission:** No time limit was set.
- 6. Staff Report:** Chairman Drollinger stated that the members knew the summary of the standards.
- 7. Presentation by the Applicants, Applicants' Attorney or Other Agents:** The Applicant, Ricky Miner was asked to explain his request. Mr. Miner stated that he wanted to sell used cars on this site. The used cars will be priced between \$1,500 and \$7,000. He will have a mechanic on hand to make sure the vehicles are good. If not, they will be hauled to his junk yard. The oil barrels, 50-gallon drums, will be used to store oil, etc. He identified the corner at Division and E. Cayuga as a location where vehicles would not be located. He intends to block that entry off so that vehicles cannot pull in front of the shop. Customer parking will be located behind the building. The location of vehicles offered for sale was identified. He would like to put extra cars behind the customer parking. Commissioner Harris asked whether only operating vehicles would be on the lot. Mr. Miner indicated vehicles would be there for inspection in the shop. They will not be outside. Mr. Miner identified the proposed entrance and exit to the lot. If vehicles are junk they will go to his Alba location. Chairman Drollinger asked about the number of cars proposed for the site. Mr. Miner indicated that he would like to have 10 to 15. Chairman Drollinger noted that the license required a minimum of 10 cars. Mr. Miner explained the proposed location of vehicles. He will have a tow truck on site so that vehicles that are not available for sale will be towed to his other location. He purchased a 50-acre location in Mancelona and has 6½ acres in Alba. Vehicles that are junk will be shipped out within 24 hours. Cars will be inspected on site and washed at the local car wash. Chairman Drollinger asked about the hours of operation. Mr. Miner stated that he would like to work 9:00 a.m. to 5:00 p.m. Monday through Saturday. Because he will offer the vehicles on the internet, Mr. Miner would like to work Sunday as well. There was discussion that the hours on Sunday will be by appointment. Mr. Miner explained that he would like to clean the front of the building

up. The sign near the road has been there. He has two signs that he would like to put on the sign that is there. There is electrical to the sign that he would like to use. There was brief discussion about the size of the sign. Mr. Miner believes that the sign is 32 square feet. Zoning Administrator Luckett said that it looks like there are two signs because there is space between. Mr. Miner will place his sign over the existing board. Zoning Administrator Luckett noted that there was a sign permit in the file but it does not have the size of the sign. The district used to be Village Core but is now Village Commons. The size in the Village Commons is 24 square feet. The cars at the road will be behind the sign. The electrical is under the sign, one on each side of the sign. Mr. Miner stated that he has met with the fire marshal and has the required number of fire extinguishers. The oil will be stored in 50-gallon drums then removed to the Alba location for disposal. There was discussion about having a waste receptacle/dumpster. Mr. Miner said that he would like to have one. Chairman Drollinger suggested that it should be planned for now. There was discussion about the dumpster being screened. Mr. Miner stated his desire to provide jobs. Commissioner Dewey expressed concern about the number of cars in front. There has to be room for a fire truck. Mr. Miner explained that the fire chief was okay so long as the corner was not blocked. Mr. Miner will put no parking signs at the entrance. Chairman Drollinger asked about the number of vehicles Mr. Miner would like to have available for sale, suggesting 12 or 13. Mr. Miner explained that Subway patrons were parking in the lot. The Mr. Towle put the fence up to keep patron from driving behind the building to exit onto E. Cayuga. The owner of Subway has asked Mr. Miner to open the area again for customers to exit. Mr. Miner thought two to three cars could be put in the front and the rest along the side and in the back. Commissioner Dewey asked about the site plan and the number of cars shown. Mr. Miner suggested that three to four signs before the sign. Chairman Drollinger asked commissioners whether 12 or 13 cars should be permitted. Commissioner Bennett suggested 13. Commissioner Bennett asked whether the parking lot would be graveled. Mr. Miner expressed his intention to have pavement installed around the building and in the parking lot. He would like to have lighting and security cameras installed at the back of the building to monitor vehicles along the side. There will be cameras at the front of the shop as required for his insurance. There are already lights at the front. He would like to hire someone in town to install the appropriate light. The security light would be hooked to the building. Mr. Miner explained the remaining process and that he has worked with state inspector before.

Chairman Drollinger began to identify the district regulations. Due to having bronchitis, Chairman Drollinger requested that Commissioner Dewey continue with the Staff Report and Proposed Findings. Commissioner Dewey read the report into the record.

Minimum Lot Area = 6000 square feet; minimum lot width 50'; front setback 25'; rear setback 25'; side setback 25' for a corner lot

According to listing information available on-line, the property is .46 acres (43,560 x .46 = 20,037.60 square feet). The 1850 square foot building was built in 1956.

Applicant is applying for a special use permit to locate and operate a used vehicle sales business at 704 E. Cayuga. Applicant has entered into a three-year lease with the option to buy the property at the end of the lease term. Applicant proposes to sell used vehicles at the \$8000 or less price point. Applicant provided the state licensure requirements as part of his request.

The State of Michigan requires a minimum of 10 vehicles for the Class B License with a minimum of 30 hours of operation per week. Applicant states that not more than 13 vehicles will be for sale at a time. Vehicles will be spaced 6' apart. The proposed hours of operation are 9:00 a.m. to 6:00 p.m. Monday through Saturday and Sunday by appointment only. Applicant is seeking a Class B (Used or Secondhand Vehicle Dealer) license from the State of Michigan. A requirement of the license is to provide proper servicing facilities. The servicing facility must be located within 10 miles of the dealership's established place of business. This requirement is met by either registering as a motor vehicle repair facility or entering into an agreement with a currently registered motor vehicle repair facility.

According to the application, a portion of the building will be used for office space, the garage space will be used as a vehicle repair facility for the vehicles to be sold. In conjunction with this facility, the Applicant proposes to store hazardous waste, oil, antifreeze and other automotive liquids in hazard drums that will be transported to their sales and salvage facility in Alba. His license from the State of Michigan for the Alba location expires December 31, 2019.

Notice of the Public Hearing was published in the December 20, 2018 edition of The Antrim Review and letters to owners and occupants of property within 300' if the subject parcel were mailed on December 19, 2018.

When reviewing the standards, consider the number of vehicles offered for sale and their service. The photograph identifies space for 17 vehicles not including employee and customer parking.

Commissioner Dewey identified the list of exhibits.

Exhibit 1 Special Use Application and Narrative

- a) Google Earth map
- b) Site sketch
- c) Buy/Sell Agreement

Exhibit 2 Antrim County Property Information

Exhibit 3 Village of Bellaire Master Plan

Exhibit 4 Village of Bellaire Zoning Ordinance including Map

8. Correspondence and/or Persons Speaking in Favor of the Application: Chairman Drollinger asked whether the member of the public had any comments. He indicated that he did not. Zoning Administrator Luckett stated that she had received correspondence. She read the correspondence into the record:

A letter dated December 24, 2018 from John Haggard.

To Whom It May Concern:

Upon reviewing the above Notice, I would like to express my view with the above case's requests. Haggard's Plumbing & Heating is not at all opposed to the changes of the property and/or the request to the Zoning Board. If a property owner is fortunate enough to have the ability and the resources in this time of economical struggles to either build and/or improve their existing property, we would like to see their request granted. It would prove positive for the local, county, state and county (sic) to do all we can to improve and promote growth in any way possible.

An email dated January 3, 2019 from Tim Towle, the property owner.

*Hi Lori, submitting this e-mail **IN SUPPORT** of Ricky Miner for allowing Used Vehicle Sales at 704 E. Cayuga. As landlord we obviously have a bias opinion.*

The property was purchased from a used car dealer prior to becoming Shoreline Restoration.

The property has been vacant and I am certain with a tenant will enhance the overall appearance of the property.

Happy New Year and all the best in 2019!

Tim

An email dated January 4, 2019 from Tammy Boatman, Owner of Boatman's Bellaire Market.

Village of Bellaire Planning Commission:

I received the letter regarding the special use permit for L & T Auto Sales. My business is directly across M88 from them. My only concern is that it is not a salvage yard. I do not mind a professional looking sales lot, especially because we are the businesses that welcome people into Bellaire.

*Thank you for your time
Tammy Boatman
Boatman's Bellaire Market*

9. Correspondence and/or Persons Speaking in Opposition to the Application: None presented.

10. Rebuttal by the Applicant, Applicant's Attorney or Other Agents: None presented.

11. Deliberation by Members: Commissioner Dewey read Section 7.03 Standards for Granting a Special Use Permit.

Approval of a Special Use Permit shall be based on the determination that the proposal will comply with all applicable requirements of this Ordinance, including site plan review criteria set forth in **Article 6** and applicable supplemental standards for the specific use set forth in **Article 8**. The Planning Commission shall approve, or approve with conditions an application for a Special Use Permit only upon finding that the proposed special land use complies with the following standards:

A. Allowed Special Land Use

The property subject to the application is located in a Zoning District in which the proposed special land use is allowed.

The Planning Commission finds:

1. The property is located in the Village Commons district. (Exhibit 4)
2. Used vehicle sales are allowed by special use in this district. (Exhibit 4)

Motion by Chairman Drollinger, seconded by Commissioner Seman that this standard has been met. Motion carried by unanimous voice vote.

B. Compatibility with Adjacent Land Uses

- a. The proposed use subject to a Special Use Permit shall be designed, constructed, operated and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.

The Planning Commission finds:

1. The property is located west of a residence on E. Cayuga. The residence is also in the Village Commons district. (Exhibit 1a) and Exhibit 4)
2. Subway is located in the Commercial district on the south side of the subject property. (Exhibit 1 a) and Exhibit 4)
3. The DNRE office is across Cayuga Street and located in the Village Commons District. (Exhibit 1a) and Exhibit 4)

4. Boatman's Bellaire Market is located in the Commercial district on S M-88 across from the subject property. (Exhibit 1a) and Exhibit 4)

5. Surrounding properties are developed and being used as allowed by zoning. (Exhibit 4)

Motion by Commissioner Bennett, seconded by Chairman Drollinger that this standard has been met. Motion carried by unanimous voice vote.

b. The proposed special land use will not involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, odors, or the accumulation of scrap material that can be seen from any public street or seen from any adjacent land owned by another person.

The Planning Commission finds:

1. Applicant is proposing to offer up to 13 vehicles for sale along the front and south side of the property. (Exhibit 1a)

2. Only vehicles offered for sale will be serviced on site.

3. There is a split rail fence along the south side of the property and natural vegetation at the east end.

4. Space for customer parking is located behind the building. (Exhibit 1a)

5. Outside display for sales of motor vehicles is not required to be screened. (Exhibit 4, Section 3.23.B.)

Motion by Chairman Drollinger, seconded by Commissioner Bennett that this standard has been met. Motion carried by unanimous voice vote.

c. If deemed necessary by the Planning Commission, the hours of operation that the special use is allowed to operate, be open or otherwise occur, shall be imposed as a condition of approval to ensure compatibility with the surrounding land uses.

The Planning Commission finds:

1. Used vehicles will be offered for sale between 9:00 a.m. and 6:00 p.m. Monday through Saturday and by appointment on Sunday. (Exhibit 1a)

2. Expansion beyond the proposed hours will require approval by the Planning Commission.

Motion by Commissioner Seman, seconded by Commissioner Harris that this standard has been met. Motion carried by unanimous voice vote.

d. The proposed use is compatible with the Village of Bellaire Master Plan.

The Planning Commission finds:

1. The Master Plan existing land use is Commercial; future land use General Business. (Exhibit 3)

2. The Master Plan is being updated and will likely reflect the Village Commons zoning district.

Motion by Chairman Drollinger, seconded by Commissioner Seman that this standard has been met. Motion carried by unanimous voice vote.

C. Public Services

- a. The proposed special land use will not place demands on fire, police, or other public resources in excess of current capacity.
- b. The proposed special land uses will be adequately served by public or private streets, water and sewer facilities, and refuse collection and disposal services.

The Planning Commission finds:

1. Specific security measures i.e. cameras, and lighting in the back. Lighting must comply with Section 3.10.
2. The property is serviced by municipal water and sewer.
3. Trash must be stored in a sealed container. Applicant will remove trash from the location on a regular basis.
4. Hazardous materials, such as oil and antifreeze will be stored in biohazard drums and transferred to other facility when full. (Exhibit 1)

Motion by Chairman Drollinger, seconded by Commissioner Bennett that this standard has been met. Motion carried by unanimous voice vote.

D. Economic Well-Being of the Community

The proposed special land use shall not be detrimental to the economic well-being of the surrounding residents, businesses, landowners, and the community as a whole.

The Planning Commission finds:

1. Applicant proposes to sell used vehicles for \$8000 and less. (Exhibit 1)

Motion by Chairman Drollinger, seconded by Commissioner Dewey that this standard has been met. Motion carried by unanimous voice vote.

E. Compatibility with Natural Environment

The proposed special land use will not involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on the natural resources of the Village or the natural environment as a whole.

The Planning Commission finds:

1. Applicant proposes to collect automotive fluids in storage drums located inside the building. When full they will be removed to his other location. (Exhibit 1)

Motion by Commissioner Seman, seconded by Commissioner Dewey that this standard has been met. Motion carried by unanimous voice vote.

F. Compliance with Supplemental Development Standards

The proposed special land use complies with all applicable Supplemental Development Standards required under this Ordinance.

1. The adjacent property to the south is zoned Commercial. (Exhibit 4)
2. Vehicles offered for sale may be displayed on the Applicant's property along the south side yard. (Exhibit 4, Section 8.10) but are to be five (5) feet off the property line. (Exhibit 4 Section 3.23C.4.)
3. If vehicles are located adjacent to the building, an unoccupied area of not less than 3' in width shall be provided for pedestrian access between any outside display and vehicle overhang areas of any adjacent parking. (Exhibit 4, Section 3.23.C.)
4. Outside display of merchandise shall not encroach upon a fire lane, maneuvering aisle, or parking space necessary to meet the minimum parking requirements.
5. Outdoor display of vehicles offered for sale must be at least ten feet (10') from the front property line and at least five (5) feet off the side property line. (Exhibit 4, Section 3.23 C.)
6. All lighting shall comply with Section 3.10. Display, directional lighting of items must be turned off between the hours of 11:00 p.m. and 7:00 a.m. This does not include security lighting. (Exhibit 4, Section 3.23.C.6.)
7. Applicant shall comply with the parking requirements in Section 3.14. Based on the floor area of the building (1850 square feet reduced by 10% for storage or utilities in single story buildings), a minimum number of 11 parking spaces are required. (Exhibit 4, Section 3.14.C.)
8. Spaces are to be 162 square feet or more. (Exhibit 4, Section 3.14.B.4.)
9. Handicap parking must be provided as required by State and Federal regulations. (Exhibit 4, Section 3.14.B.7.)

Motion by Chairman Drollinger, seconded by Commissioner Harris that this standard has been met. Motion carried by unanimous voice vote.

G. Conditional Approvals

The Planning Commission may impose reasonable conditions with the approval of a Special Use Permit, pursuant to **Section 10.06** of this Ordinance.

The Planning Commission finds:

1. Applicant may offer for sale not more than 13 vehicles at any one time.
2. Applicant shall provide a copy of the licenses issued by the State of Michigan for the approved location prior to commencing operations.

Motion by Chairman Drollinger, seconded by Commissioner Seman that this standard has been met. Motion carried by unanimous voice vote.

H. Meets the Site Plan review requirements of **Article 6** of this Ordinance.

The Planning Commission finds:

- A. *The site plan shall comply with the Village of Bellaire Master Plan and any other applicable Village adopted planning documents.*
1. The Master Plan Existing Land Use Map identifies the parcel as Commercial; the Future Land Use Map identifies the parcel as General Business. The property is zoned Village Commons.
 2. The requested use, Used Vehicle Sales, is by special use permit in the Village Commons district. (Exhibit 4)
- B. *All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of lot, the character of adjoining property and the type and size of buildings. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.*
1. The subject property and surrounding properties are developed. (Exhibit 1a)
- C. *The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree, other vegetative material, and soil removal, and by topographic modifications which result in maximum harmony with adjacent areas. Landscape elements shall minimize negative impacts. Landscaping, buffering, and screening shall conform with the requirements of this Ordinance.*
1. The site is developed. (Exhibit 1a)
 2. There are no topographic modifications proposed. (Exhibit 1)
 3. There is vegetation beyond the east line of that provides a buffer. (Exhibit 1a)
- D. *Special attention shall be given to proper site drainage so that removal of storm waters will not increase off-site sedimentation or otherwise adversely affect neighboring properties.*
- There was discussion about the water on the property. It flows off M88 onto this property. Applicant acknowledges that it will have to be taken care of because there is water in the building. There is no drain on the property. Chairman Drollinger noted that the water drains off M88 and that there is no storm water drain out there. Commissioner Dewey noted that it may require a porous parking area. The property is the low point. Snow will be pushed to the back. Chairman Drollinger stated that it should be noted that there is definitely a preexisting drainage property that is not the owner's fault.
1. There are no topographical alterations to the property proposed to affect site drainage or neighboring properties; there is an existing problem of drainage on the property.
- E. *The site plan shall provide reasonable, visual, and sound privacy for the proposed development, as well as the adjacent properties. Fences, walks, barriers, and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.*
1. The site is fully developed. (Exhibit 1a)
 2. There is landscaping on the adjacent residential property. (Exhibit 1a)
- F. *A fire and safety preplan review shall be coordinated by the applicant with the Bellaire District Department chief or his/her designee.*
1. The Applicant has coordinated the fire and safety preplan with Fire Chief Shumaker. (Exhibit 1)

- G. *All buildings or groups of buildings shall be so arranged as to permit emergency vehicle access.*
1. The site is developed with two access points to the property off E. Cayuga Street. (Exhibit 1a)
 2. Vehicles offered for sale shall not obstruct the flow of traffic around the building.
- H. *Every building or dwelling unit shall have access to a public street, private road, walkway, or other area dedicated to common use.*
1. The site is developed with access along E. Cayuga. There are no sidewalks to the property. (Exhibit 1a)
- I. *Walkways shall be provided, separate from the road system, where feasible.*
1. The site is developed; there are no sidewalks along this portion of E. Cayuga. (Exhibit 1a)
- J. *Exterior lighting shall be designed and arranged so that it is deflected away from adjacent streets and adjoining properties, and shall be directed downward so as not to unnecessarily illuminate the night sky. Flashing or intermittent lights shall not be permitted.*
1. Applicant has proposed additional lighting. (Exhibit 1a)
 2. If outdoor lighting is added, it must comply with Section 3.10.
- K. *The proposed arrangement of vehicular and pedestrian routes shall respect the pattern of existing or planned streets and nonmotorized pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way.*
1. Vehicular routes to this site are established. (Exhibit 1a)
- L. *All streets shall be developed in accordance with Village specifications.*
1. This standard is not applicable to the application under consideration.
- M. *All parking areas shall be so designed to facilitate efficient and safe vehicular and pedestrian circulation, minimize congestion at access and egress points to intersecting streets, including the use of service drives as appropriate, and minimize the negative visual impact of such parking areas.*
1. Access to the property is off E. Cayuga. (Exhibit 1a)
 2. Customer parking is located at the east side of the property. (Exhibit 1)
- N. *Residential and nonresidential development shall not include unnecessary curb cuts and shall use shared drives and/or service drives where the opportunity exists unless precluded by substantial practical difficulties.*
1. Streets are developed. (Exhibit 1a)
 2. Applicant is not proposing additional access points. (Exhibit 1a)
- O. *The site plan shall provide for the appropriate location of all necessary and proposed utilities.*

Locational requirements shall include underground facilities to the greatest extent feasible.

1. The site is developed and utilities are installed.

P. Site plans shall conform to all applicable requirements of state and federal statutes, and approval may be conditioned on the applicant receiving necessary state and federal permits before the Zoning Permit is issued.

1. Applicant is required to have Class B vehicle dealer license from the State of Michigan.

2. As a requirement of Class B licensure, Applicant will also have to register as a motor vehicle repair facility.

Q. The applicant shall demonstrate that reasonable precautions will be made to prevent hazardous materials from entering the environment, including:

1. *Sites at which hazardous substances are stored, used or generated shall be designed to prevent spills and discharges to the air, surface of the ground, ground water, lakes, streams, rivers, or wetlands.*

2. *General purpose floor drains shall only be allowed if they are approved by the responsible agency for connection to a public sewer system, an on-site closed holding tank (not a septic system), or regulated through a State of Michigan groundwater discharge permit.*

3. *State and federal agency requirements for storage, spill prevention, record keeping, emergency response, transport and disposal of hazardous substances shall be met. No discharges to ground water, including direct and indirect discharges, shall be allowed without required permits and approvals.*

1. Applicant's use will involve storage of automotive fluids. (Exhibit 1)

2. Automotive fluids will be stored in large drums located within the building. (Exhibit 1)

3. When full, drums will be transported to Applicant's other location for disposal. (Exhibit 1)

4. Applicant must comply with any state and federal requirements for storage, recordkeeping, transportation, and disposal of the automotive fluids. (Exhibit 4)

Motion by Chairman Drollinger, seconded by Commissioner Dewey that this standard has been met. Motion carried by unanimous voice vote.

12. Deliberation by Members: Zoning Administrator Luckett asked whether there were conditions or other points members might want to include. Commissioner Harris noted that it had been talked about but not included yet, that all vehicles will be operational vehicles, there will be no salvage vehicles. Chairman Drollinger reminded members that Mr. Miner stated that any of those vehicles would only be there for 24 hours. Mr. Miner did say that a flat bed would be on site. Chairman Drollinger called it a wrecker.

13. Closing of Public Hearing: The public hearing was closed at 5:54 p.m.

14. Motion for a Decision: Chairman Drollinger made a motion to approve the request subject to conditions.

Motion by Chairman Drollinger, seconded by Commissioner Harris to approve based on the findings of fact, the site plan review standards, and the special use permit review standards Applicant's request to operate a used vehicle sales business subject to the following conditions:

- 1. The number of vehicles offered for sale shall not exceed 13.**
- 2. Hours of operation, 9:00 a.m. to 6:00 p.m. Monday through Saturday and Sunday by special appointment only.**
- 3. 11 parking spaces for customers and employees shall be provided on site.**
- 4. Vehicles offered for sale shall not be displayed within the rights-of-way; and cannot expand to the north of the sign posted on site as of this date.**
- 5. Copies of the State of Michigan Class B dealer and Repair Facility licenses for this location shall be provided to the Village offices.**
- 6. Existing ground-mounted signage on site was approved in 2008 with a size limit of 24 square feet. The current sign may be updated with lighting. The lighting is not allowed to be blinking and must be directed on the sign and not in traffic. If the posts are removed, the sign must meet current zoning and be no closer than 10 feet from the front lot line and not in the right-of-way. A picture of the proposed sign is requested for the file.**
- 7. Customer parking will be located in the rear of the building and will be lighted and with security cameras at the rear of the building.**
- 8. A dumpster will be located at the rear of the building and will be screened.**
- 9. No salvage vehicles; any inoperable vehicles must be removed within twenty-four (24) hours.**

Motion passed by unanimous voice vote.

15. Closing Member and/or Public Comment: Mr. Miner asked about the lighting and sign already on site. Chairman Drollinger noted that a picture of sign was requested. Zoning Administrator Lockett stated that she had not gone on site because of the "beware of dog" sign. She requested that the sign dimensions be noted on the picture of the sign. Mr. Miner questioned whether another permit was needed for the dumpster enclosure. He was advised that it was not. Mr. Miner asked about a tree located along the property. Chairman Drollinger suggested that he contact the DPW to see if the tree is in the road right-of-way. There was no closing member comment.

16. Adjourn: The public hearing was adjourned at 5:59 p.m.

Minutes compiled by Lori Lockett
Minutes are subject to approval.

Approved: _____
William Drollinger, Chairman

Date: _____