

VEVAY TOWNSHIP PLANNING COMMISSION  
Regular Meeting  
Wednesday, June 6, 2018  
Vevay Township Hall – 7:00 p.m.

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MINUTES

**Members present:** Jack Cady, John Lazet, Chris Lewis, Pattie McNeilly, Jim Minster, Bruce Walker, and Al Winters.

**Members absent:** None.

**Other Persons present:** Supervisor Jesse Ramey and legal counsel David Revore.

**I. Call to Order:** The meeting was called to order at 7:00 p.m. by Chair McNeilly.

**II. Pledge of Allegiance**

The audience joined the Commission in reciting the Pledge of Allegiance.

**III. Set/Amend Agenda**

The agenda was accepted as presented.

**IV. Approval of Minutes: Regular Meeting of May 9, 2018**

No amendments were offered.

**MOTION Cady, seconded by Walker, to approve the May 9, 2018, Regular Meeting minutes as submitted.**

**CARRIED 7-0.**

**V. Brief Public Comment**

There was no public comment.

**VI. Reports**

A. May 2018, AGS Building/Zoning Report

The written report indicated that there were twelve building/zoning permit actions, involving a porch, two additions to residences, one setting of piers in Mason Manor, one setting of a home in Mason Manor, one replacing of windows, two residential installations of solar panels, one garage, the construction of two pole barns, and one construction of an airplane hangar. Violation letters have been sent to three residents, one for living in a travel trailer, one for an unauthorized business, and one for having an RV parked in the front setback of the property.

Supervisor Ramey reported that he's responding to an RV parked long term in the front of a residence. COMMISSION – had brief discussion on Sec. 3.24 and the parking of RVs in the front setback.

Supervisor ~~Raney~~ Ramey– In response to a question, Sunset Place (former Boy Scout camping parcel) has materials due on June 15, and legal counsel is drafting a letter that should finalize consideration of the nonconforming uses.

#### B. Email Complaint About 1937 West Barnes Road

Commissioners received a copy of an email from a near neighbor of the parcel, asking that what appears to be a commercial business on a residential property have all of the equipment on site be moved to another location. Supervisor Ramey – there have been discussions with the property owner, and there appears to be no movement in abating the use of the parcel as a business. Legal counsel is drafting a letter that could lead to a lawsuit being filed to ensure compliance.

#### C. Letter from Aurelius Township for Distribution of Draft Master Plan

Commissioners had received a copy of a letter from Aurelius Township, dated May 15, 2018, noting that it has prepared a draft update of its 2008 Master Plan. Comments may be submitted either in writing to the Township, or via email, at: [tayres@areliustwp.org](mailto:tayres@areliustwp.org).

### VII. Pending Business

#### A. Site Plan Request #18-03 by John Fischer, Crosswrock LLC, on vacant property on Eden Road, Mason, MI, for a Contractors Storage Yard

Mr. Fischer – the proposal is to have an access road to a gravel paved lot for contractor storage and future development. He has already planted about 220 trees along Eden Road, and will be planting perhaps 80 more. These have been planted in anticipation of future development and screening needs for whatever is finally developed. For now, the undeveloped portion of the parcel will continue to be farmed. The entire parcel will be fenced, with a double gate at the road.

#### Section 14.03 – Site Plan Review Requirements:

##### C. Required Site Plan Submission Requirements

- A site plan for a home occupation may be prepared by the property owner. All other site plans shall contain the seal, name, and firm address of the professional individual responsible for the preparation of the site plan. – Condition NOT met.
- A general location sketch showing at a minimum, properties, streets and use of land within ½ mile of the area – Condition met.
- Legal description of the subject property and parcel identification number. – Condition met.
- The date, north arrow, and scale. – Condition met.
- Name and address of the property owner or petitioner. – Condition met.
- Existing zoning and use of all properties abutting the subject property. - Condition met.
- All buildings, parking, driveways, roads, streets, railroads, and access easements within 100 feet of the subject property. – Conditions met.

- The overall objectives of the proposed development. – Condition met. During Commission consideration, the applicant indicated that the overall purpose is to establish a gravel lot contractor yard for especially vehicle parking, accessed by a long gravel driveway.
- Size (in acres) of the subject property and approximate number of acres allocated to each proposed use and gross area in building, structures, parking, public streets and drives, and open space. – Conditions NOT met.
- Dwelling unit densities by type, if applicable. – Not applicable.
- Location of existing and proposed utilities, including any proposed connections to public or private sewer and water supply systems. – Not applicable at this time, as none are proposed.
- Existing and proposed method of providing storm water storage and drainage. – Condition met. Petitioner explained that this land has been farmed for many years, has never had standing water issues, and the proposed operation should not affect drainage.
- Property lines with dimensions, and required setbacks shown and dimensioned. - Conditions NOT FULLY met.
- Dimensions of all existing and proposed structures on the subject property including dwelling unit densities by type, if applicable. – Conditions met.
- Size and location of existing and proposed utilities, including any proposed connections to public, or private community sewer or water supply systems. – Not applicable.
- All existing and proposed drives (including dimensions and radii), acceleration/deceleration lanes, sidewalks, parking areas (including the dimensions of a typical parking space and the total number of parking spaces to be provided) (Pursuant to Sec. 15.01), fire lanes, and unloading areas. - Conditions met.
- Required buffer strips or screening. – Conditions met.
- Significant natural features; and other natural characteristics, including but not limited to open space, wetlands, stands of trees, brooks, ponds, floodplains, hills, slopes of over 15%, and similar natural assets or hazards. – Conditions met.
- Any sign not attached to the building(s). – Not applicable as there will be no signs.
- General topographical features at contour intervals no greater than 5 feet. – Condition met.
- Location and size of all surface water drainage facilities. – Not applicable.
- Existing and proposed uses, and dimensions of all existing and proposed structures on the subject property. – Conditions met.
- Location of all solid waste disposal facilities, including recycling, and required screening (pursuant to section 15.05). – Not applicable.
- Location and specifications for existing or proposed outside, above or below ground storage areas, including storage facilities for hazardous materials. – Not applicable.
- All existing vegetation and the location, type, and size of all required landscaping, and the location, height and type of existing and required fences and walls. - Conditions met.
- Recreation areas, common use areas, and areas to be conveyed for public use and purpose. – Not applicable.
- Exterior lighting showing area of illumination and indicating the type and height of fixture to be used (pursuant to Section 15.04). – Not applicable as no lighting is proposed.
- Elevation drawings of proposed buildings – Not applicable as no buildings are proposed.

D. Additional Information

Given the detail of the site plan drawings and other materials, as well as the simplicity of the use and development, no additional graphics or written materials were requested. As there is no significant foreseeable increase in traffic, no Traffic Impact Assessment or Traffic Impact Study was required of the applicant.

**Section 14.04 – Application and Review:** Supervisor Ramey confirmed that all required copies and fees have been submitted.

**Section 14.06– Review Standards:** the Commission made the following findings:

**B. Site Development Standards**

1. The uses proposed will not adversely affect the public health, safety, or welfare. – Conditions met. The parcel is zoned M-1 Industrial, in an area with other industrial use parcels. No undue noise, odors, fire, smoke, vibrations, discharges, waste, glare, or other negative impacts are anticipated. The proposed use will entail likely a minimum of traffic, human presence, and activity. As there should be no foreseeable negative impact on the surrounding operations, the Commission determined that the proposed uses would not adversely affect the public health, safety, or welfare.
2. Uses and structures located on the site shall take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance. – Conditions met. The parcel is currently farmed, and the proposed development is minimal. Drainage has not historically been an issue and should not be affected by the development. The proposal is within the allowable coverage area of development. Traffic at any given time should be minimal and should not impede the normal and orderly development or improvement of surrounding properties.
3. The site plan shall provide reasonable visual and sound privacy for all dwelling units located within and adjacent to it. Fences, walls, barriers, and landscaping shall be used, as appropriate, to accomplish these purposes. Appropriate fencing may be required by the Planning Commission around the boundaries of the development if deemed necessary to minimize or prevent trespassing or other adverse effects on adjacent lands. The Planning Commission may also require road or pathway cross-connections between developments. – Conditions met. There are no residences within or adjacent to the parcel. Vegetative barriers are proposed to diminish visual issues and enhance sound privacy for surrounding parcels. Four-foot high cyclone fencing around the entire parcel should adequately discourage trespassing. Given the single vehicle nature of any new traffic, this impact was found to present an insignificant effect on nearby uses, and not entail the need for fencing or barriers beyond the proposed extensions of the existing fencing.
4. The site shall be developed to create a pleasant, pedestrian paced atmosphere which de-emphasizes the automobile and considers rural character. Site amenities like street trees, bike racks, benches and outdoor tables may be required by the Planning Commission. – Not applicable. The proposed use is not in a pedestrian path, nor are any proposed. Business should be exclusively by motorized vehicle.

5. All buildings and groups of buildings shall be arranged so as to permit necessary emergency vehicle access as requested by the Fire Department. – Condition met. All areas likely to need such access will be in graveled areas with a gravel driveway for access.
6. Exterior lighting shall be arranged so that it is deflected away from adjacent properties and so that it does not interfere with the vision of motorists along adjacent streets. Lighting of buildings or structures shall be minimized to reduce light pollution. The site shall comply with the requirements of Section 15.04. – Not applicable.
7. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from Residential Districts or public streets, shall be screened in accordance with the requirements of Section 15.02. – Condition met, as appropriate vegetative screening is proposed as noted below.
8. Site plans shall conform to all applicable requirements of Township, County, State, Federal agencies. Approval may be conditioned on the applicant receiving necessary Township, County, State, and Federal permits before final site plan approval or an occupancy permit is granted. – Condition met. The applicant has a permit from the Ingham County Road Department (ICRD) to install a driveway from Eden Road, and has applied to the Drain Commissioner for a soil erosion permit.
9. The general purposes and spirit of this Ordinance and the Master Plan of the Township shall be maintained. – Condition met. The proposed uses are allowable on an M-1 zoned parcel, and this parcel is surrounded by other parcels also zoned M-1. As the proposed use should have minimal impact on surrounding parcels, and would fit the character of an Industrial District, the spirit of the Zoning Ordinance and the Master Plan are considered to have been met.

**C. Vehicular and Pedestrian Standards**

1. Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation shall be provided for ingress/egress points and within the site. Drives, streets and other circulation routes shall be designed to promote safe and efficient traffic operations within the site and at ingress/egress points. – Conditions met. As the site will be limited to likely individual vehicle traffic, and likely only a few at a time, and as there is no pedestrian traffic proposed, these conditions were considered adequately fulfilled by the detail of spacing, gravel surfacing, and driveways.
2. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area shall be planned to provide a safe and efficient circulation system for traffic within the Township. – Condition met. The anticipated low level of traffic should be adequately accommodated by the proposed gravel surfacing.
3. The minimum number of vehicular entrances and exits shall be provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site. The number of vehicular entrances to and exists from the site shall be determined with reference to the number of dwelling units or other land uses within the site, the nature and location of the surrounding streets, the effect of traffic in the area, nearby

topography, and other factors. – Conditions met. As the ICRD has already approved a driveway, and given the anticipated level of traffic, this requirement was deemed to be sufficiently addressed.

4. Adequate traffic control shall be provided on site and throughout developments to ensure safe vehicular and non-motorized cohabitation. The Planning Commission may require traffic calming measures, paved road shoulders, and deceleration or turn lanes when necessary. – Condition met. Given the limited number of vehicles expected to access the property, traffic control was deemed to not need any improvement.
5. Appropriate sidewalks, trails or pathways for pedestrians and non-motorized vehicles may be required within the development and between developments but may be deferred with an appropriate performance guarantee. – Not applicable. There are no sidewalks currently on the property or surrounding parcels, and none planned. No known trails or pathways for public use are needed, given the nature of the district and the proposed uses.
6. The Planning Commission may require shared driveways or the consolidation of existing driveways where appropriate. – Not applicable.

**D. Environmental and Natural Features Standards**

1. Removal or alteration of significant natural features shall be restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission may require that landscaping, buffers, and/or buffer strips be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property. – Condition met. The proposed development is minimal and should have no effect on any existing natural feature. Recently planted and proposed vegetative screening exceeds the requirements of the Ordinance.
2. Landmark trees and significant vegetation slated for protection shall be marked on site to prevent their damage during construction. – Not applicable.
3. Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect the public storm drainage system. – Not applicable. Drainage of stormwater has not been an issue and shouldn't be given the limited scope of proposed development.
4. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic or create puddles in paved areas. Subsurface landscape islands within parking lots are encouraged. Catch basins may be required to contain oil filters or traps to prevent contaminants from being directly discharged to the natural drainage system. – Not applicable. No impermeable paved areas are proposed.
5. Stormwater drainage design shall recognize existing natural drainage patterns. Stormwater removal shall not adversely affect neighboring properties or the public storm drainage system. – Conditions met. The parcel is close to Sycamore Creek, and current drainage patterns should be unaffected by the development.

6. Areas of natural drainage such as swales, wetlands, ponds, or swamps shall be protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land. – Condition met.
7. Provisions shall be made to accommodate stormwater on-site wherever practical. Direct discharge of stormwater into surface waters is prohibited. Where feasible, nonstructural control techniques shall be utilized which shall:
  - a. Limit land disturbance and grading.
  - b. Maintain vegetated buffers and significant vegetation.
  - c. Minimize impervious surfaces.
  - d. Use terraces, contoured landscapes, runoff spreaders, grass, or rock-lined swales.
  - e. Use infiltration devices.- Not applicable. Mid-Michigan averages over 30 inches of precipitation per year, and currently rain either moves off site, or soaks into underground aquifers. No discharge of stormwater into surface waters is proposed. While stormwater that runs into the drainage system would move off-site, it would be into the county drain system, which eventually supplies the Great Lakes.

#### **SECTION 15.02 - LOADING REQUIREMENTS**

- A. Adequate space for standing, loading and unloading, that avoids undue interference with public use of dedicated rights-of-way, shall be provided and maintained on the same premises with every building, structure or part thereof involving the receipt or distribution of vehicles or materials or merchandise. – Condition met.
- B. Loading, unloading or parking of delivery vehicles and trailers in a Nonresidential District shall take place only in approved areas. Under no circumstances shall a delivery vehicle or trailer be allowed to park in a designated loading/unloading zone for longer than forty-eight (48) hours. – This condition was noted to the applicant, who publicly agreed on June 6, 2018, to comply with this provision of the Ordinance.
- C. At least one (1) loading space per commercial or service establishment shall be provided in the B1 and B-2 Districts in addition to any required off-street parking area. Required spaces shall be provided in the rear yard. The Planning Commission may permit the side yard to be used for loading spaces, provided adequate screening is provided. – Not applicable.
- D. All loading spaces in the Industrial District shall be at least ten (10) by fifty (50) feet, or other dimensions totaling at least five hundred (500) square feet in area, with a clearance of at least fourteen (14) feet in height. Loading dock approaches shall be provided with a pavement having an asphaltic or cement binder. – Not applicable.

#### **SECTION 15.04 - LIGHTING**

As no lighting or even electrical power supply of any sort is proposed, this entire section was deemed non-applicable.

#### **SECTION 15.05 - LANDSCAPING REQUIREMENTS**

- C. General Requirements: 1. For all uses requiring site plan review a landscape/screening plan shall be submitted to the Township for review and approval. The plan shall contain the following:
- a. All applicable information listed in Chapter 14. – Conditions NOT FULLY met, as noted above.
  - b. All applicable information listed in this Section pertaining to plant materials. – Condition met, as noted below.
  - c. The location, general size, and type of existing vegetation to be retained. – Conditions met.
  - d. A planting schedule and plan providing the following information: (1) The botanical and common name of each plant used. (2) The size of each plant to be used at the time of planting. (3) The quantity of each plant to be used. (4) Whether plants to be used are balled and burlapped container grown or bare root. (5) The spacing and location of all proposed trees, shrubs and ground cover. (6) The percentage of landscaped area to be provided on site. – Conditions met.
- Conditions met.
3. Trees Not Permitted: For the purposes of this Section, the following trees shall not be permitted because they split easily, their wood is brittle and breaks easily, their roots clog drains, or they are invasive species or unusually susceptible to disease or insect pests. (prohibited trees listed). – Condition met.
4. Mixing of Species: The overall landscape plan shall not contain more than thirty-three (33%) of any single plant species. The use of trees native to the area and Mid- Michigan, and mixture of trees from the same species association, is encouraged. – Condition met.
5. Species selection: landscaping materials shall be chosen which are best adapted to the solar exposure, soil, moisture and other site conditions which influence plant health and longevity. – Condition met.
6. Plant material spacing: At planting, materials shall be spaced so as to ensure their survival over the length of their growing period. – Condition met.
7. Installation
- a. Whenever a landscape planting screen or other plantings are required under this Section, it shall be installed according to accepted planting procedures and in a sound workmanlike manner. All plant material shall meet current standards of the American Association of Nurserymen. – These conditions were noted to the applicant, who publicly agreed on June 6, 2018, to comply with this provision of the Ordinance.
  - b. The Planning Commission may require that landscaped areas be irrigated. – Not applicable.
  - c. All required plantings shall be installed within six (6) months of their approval by the Township. An extension of this time may be granted by the Planning Commission. - This condition was noted to the applicant, who publicly agreed on June 6, 2018, to comply with this provision of the Ordinance.

- d. Plant material shall be installed so that at maturity, it does not obscure traffic signs or lighting, obstruct access for emergency vehicles, interfere with adequate sight distance for motorists, or disrupt drainage patterns on the site or on adjacent properties. – Conditions met.
- e. Landscaped areas shall be covered by grass or other living ground cover. – Condition met.
- f. Trees and shrubs shall be setback a minimum of ten (10) feet from a vehicular access or pathway. - Condition will be met.

8. Maintenance

- a. Maintenance of plantings shall be done with regularity to ensure a healthy and neat appearance. – This condition was noted to the applicant, who publicly agreed on June 6, 2018, to comply with this provision of the Ordinance.
- b. Required landscaping (including buffer strips, trees, lawns, and ground cover) shall be maintained in a healthy, neat, and orderly appearance free of disease and insect infestations as well as clear of weeds and debris. - This condition was noted to the applicant, who publicly agreed on June 6, 2018, to comply with this provision of the Ordinance.
- c. All unhealthy and dead plant material shall be replaced in the earliest appropriate planting period. - This condition was noted to the applicant, who publicly agreed on June 6, 2018, to comply with this provision of the Ordinance.
- d. The landscape plan shall indicate all individuals or businesses that will be responsible for continued maintenance of the landscaping, including a method of contacting them. – Applicant noted that the business will itself be responsible for continued maintenance of all plantings and vegetation.

9. Existing vegetation:

- a. Where healthy plant material exists on a site prior to its development or redevelopment variations from the landscape requirements may be approved to allow credit for the existing plant material if the adjustment is keeping with the intent of this Section. – Section F would require 138 perimeter trees plus 140 shrubs and 280 perennials based on a road frontage of 688 feet. Given that the entire western half of the parcel already has mature tree row screening, and over 200 evergreens have been planted along Eden Road in addition to the proposed screening of the eastern side of the gravel contractor yard, with vegetation angling to the west at both the north and south ends of the area, the Commission deemed this to meet the stated interests of subsection (A) (1-9), and gave credit for existing vegetation:

**MOTION Lazet, seconded by Lewis, that on the basis of the western half of the parcel being already substantive screened by existing vegetation, and with the addition of the newly planted trees along Eden Road, and the proposed vegetative screening to the east of the proposed contractor yard, with vegetative arms extending to the west on both the north and south ends of this screening, the Commission grant to the applicant credit for all required perimeter plantings so as to meet the conditions of the Zoning Ordinance. CARRIED 7-0.**

As all of the missing information was provided during the meeting and the applicant agreed to have a licensed professional prepare a fully corrected site plan:

**MOTION Minster, seconded by Cady, that with the addition of the missing details:**

- **being prepared and sealed by a professional**
- **all lot dimensions**
- **setbacks on all of the lot lines**
- **the size in acres of each proposed use**
- **correcting the parcel number and name on the adjacent parcel on the southeast**

**the site plan is approved when the Township receives the perfected site plan from the applicant.**

**CARRIED 7-0.**

B. Consider Amendment to Zoning Ordinance, Chapter 16, Special Land Use

COMMISSION – discussed traffic and truck damage issues due in part to the lack of shoulders, and if driveway entrances to roads (the ICRD allows up to 48-foot-wide road cuts) could be better designed to allow room for gravel trains to access the county road without traveling onto the property of the parcel across from the driveway. Discussed night time delivery contracts, and heard extensively from Mr. Fischer how operations work at night (often milling and paving roads the same night) and whether to allow loading and transport of product after 6 pm, and if so, how long. Discussed loading and transport of product in emergency situations when the public health, safety, and welfare is invoked by other entities. It was noted that the Section 8.02 Ordinance language from the City of Linden regulates exceptional hours of operation by special temporary permit from the Township Board.

COMMISSION – discussed likely new areas for gravel mining. The parcel across from Crazy C has been sold to an individual who apparently has no intent of mining it. Mr. Fischer indicated that from the surveys he has seen, most of the larger areas have already been mined and only smaller veins of material remain. The one most likely site for mining in the Township is the old Kiwanis site on M-36.

COMMISSION – it was noted that under Michigan caselaw, the right to commercial dewatering operations to mine product supercedes a land owner’s right to a functional potable water well. However, the Township can regulate keeping water on site. MIOSHA approval is needed for a crushing operation, but only for worker safety, not noise or other impacts.

COMMISSION – tentatively addressed previously identified details as follows:

- Instead of a free-standing “Purpose” section, the intent should be included within the pertinent standards, conditions, and required plans.
- As general exemptions for “Excavations” are already covered by Sec. 3.03 of the Ordinance and are applicable to all districts, that Section could be referenced for clarity, and amended as appropriate to comport with any changes proposed.
- All terms needing to be defined should be identified and reviewed to ensure that there is no confusion with application to any other portion of the Ordinance.
- Copies of required permits from other governmental agencies be submitted to the Township prior to commencement of operations.

- Applications include at least one copy of studies, maps or other pertinent materials submitted to other governmental agencies in requesting permits or authorization.
- If another governmental agency already enforces aspects of operations, such as protection of surface water and ground water, those agencies should be the ones to address any concerns raised by residents or the Township. Comm. Minster had previously distributed copies of a DEQ publication titled “Managing Fugitive Dust” as an example of how another governmental agency already sets standards and certain technological requirements for minimizing dust issues during gravel mining extraction and crushing operations. Comm. Walker will be looking at other potential standards, especially for fuel storage and water quality protection, that could be referenced in any amendments. It was again noted that residents complaining of dust could possibly call the DEQ for enforcement actions on dust, or even have a private contractor come out and water problematic operations, while assessing the cost of compliance on the operator.
- There was continued discussion of the Zoning Administrator focusing on annual inspections, addressing any concerns as they occur. The operator could be asked to supply information that could then be included in the annual report. There was discussion of the report content, including but not limited to progress made in the prior season, the amount and estimated percentage of total product remaining, the estimated remaining time to fully extract the minerals, the extent of mining operations proposed for the upcoming year and an updated list of complaints and remedial actions taken.
- Relative to stop work orders based on the failure to meet regulatory conditions, use objective metrics, such as violations sustained by other governmental agencies. There was discussion on not allowing the use to restart without the Township having a copy of the complaint that led to the work stoppage, proof of compliance prior to restarting operations, and proof of the ability to operate without again violating standards.
- Possibly requiring an escrow fund for reimbursing Township costs of inspecting complaints that are the fault of the operator, allowing the amount to be determined by the Township Board.
- Flexibility be a consideration in addressing noise. For instance, require temporary berms instead of just setbacks for specific operations such as crushing. It was noted that as the Township noise standards are in the General Ordinance, that should be clearly noted during the application process.
- Prohibiting the use of exhaust brakes within the Township.
- The prohibition on off-site dewatering be maintained, while leaving management of on-site water to the applicant.
- Fuel storage – utilizing DEQ documents and health department requirements for standards, addressing cumulative small spills as well as major spills.

Chair McNeilly – recommended commissioners look over any other jurisdictions’ ordinances for final thoughts and come prepared to make decisions at the next meeting in order for language to be drafted. She noted that Niles and Allendale Townships are worth considering. Comm. Lazet will forward an updated list of bullet points for commissioner considerations.

**VIII. Any Other Business**

No other business was discussed.

**IX. Additional Public Comment**

There was no public comment.

**X. Adjournment**

There being no further business, the meeting was adjourned at 9:36 p.m.

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John Lazet, Secretary