

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
MARCH 23, 2016
MINUTES**

Chairperson Thompson called the meeting to order at 7:31 p.m.

ROLL CALL:

Present: Franzoi, Jackson, Boynton, Kelley, Atchinson, Budd and Thompson.

Excused: None.

Staff: Deputy Director Best and Secretary Harman.

Planning Representatives: McKenna Associate, Patrick Sloan.

Audience: Nine (9).

APPROVAL OF AGENDA:

Motion Kelly, Franzoi second to approve the agenda of March 23, 2016 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Budd, Kelley second to approve the regular meeting minutes from March 9, 2016 as presented. Motion Carried.

PUBLIC HEARING: None.

CORRESPONDENCE: None.

UNFINISHED BUSINESS:

ITEM # 1 MEDICAL MARIJUANA ORDINANCE AMENDMENT

TITLE: CONSIDER AMENDING THE TEXT OF THE VAN BUREN CHARTER TOWNSHIP ZONING ORDINANCE NO. 6-2-92 BY ADDING A NEW SUBSECTION 16.03i IN THE M-2 GENERAL INDUSTRIAL DISTRICT, PERMITTED USES AFTER SPECIAL APPROVAL PROVIDING FOR THE REGULATION, LOCATION AND OPERATION OF MEDICAL MARIHUANA CULTIVATION FACILITIES.

Patrick Sloan of McKenna Associates gave an overview of the proposed Medical Marijuana Ordinance Amendment, comments from the public hearing and recommended the Planning Commission recommend the Medical Marijuana Ordinance Amendment to the Township Board of Trustees for approval.

No comments from Commissioners or the audience.

Motion Kelley, Boynton second to recommend to the Board of Trustees to amend text in the Township Zoning Ordinance 06-02-92 to add subsection 16.03i referencing the McKenna Associates review letter dated 3-3-16. (Letter Attached)

Roll Call:

Yeas: Atchinson, Budd, Kelley, Boynton, Jackson, Franzoi and Thompson.

Nays: None.

Absent: None.

Motion Carried.

NEW BUSINESS:

ITEM # 1 16-013 – TEMPORARY LAND USE

TITLE: THE APPLICANT, ELLIOTT’S AMUSEMENTS, LLC., IS REQUESTING FINAL APPROVAL TO HOST A CARNIVAL FOR A PERIOD EXTENDING BEYOND THE AS-A-RIGHT SEVEN CONSECUTIVE DAYS OR LESS REQUIREMENT FOUND IN SECTION 4.44 OF THE TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.

LOCATION: THIS SITE IS LOCTED IN THE BELLEVILLE SQUARE SHOPPING PLAZA AT 10900 BELLEVILLE ROAD. THE SUBJECT LOCATION IS ON THE WEST SIDE OF BELLEVILLE ROAD, NORTH OF THE I-94 SERVICE DRIVE.

Debbie Elliott of Elliott Amusements, LLC gave the presentation. Elliott Amusements has operated a carnival at the Belleville Square Shopping Plaza for the past five years and would like to have the carnival open for eleven days, running from May 12, 2016 through May 22, 2016.

Deputy Director Best presented his review letter dated 3-18-16 recommending approval of the application subject to day-of inspection approvals by the Township and Wayne County Inspectors. Deputy Director Best also presented the Fire Marshall’s approved plan review letter dated 3-16-16.

No comments from the Commission or the audience.

Motion Boynton, Franzoi second to grant approval to Elliott’s Amusements, LLC to host a carnival beyond the seven consecutive days allowed in section 4.44 of the Township Zoning Ordinance located at Belleville Square Shopping Plaza subject to recommendations in Deputy Director Best review letter dated 3-18-16 along with Van Buren Fire Marshall review letter dated 3-16-16 and day-of inspection approvals from Wayne County and the Township. Motion Carried. (Letters Attached)

ITEM # 2 16-014 – TEMPORARY LAND USE

TITLE: THE APPLICANT, TNT FIREWORKS, IS REQUESTING FINAL APPROVAL TO HOLD “TENT” SALES OF RETAIL GOOD BEYOND THE SEVEN CONSECUTIVE DAYS ALLOWED AS-A-RIGHT IN THE ZONING ORDINANCE FOR TEMPORARY LAND USE UNDERS SECTION 4.44 OF THE TOWNSHIP ZONING ORDINANCE 06-02-92, AS AMENDED.

LOCATION: THIS SITE IS LOCATED AT THE BELLEVILLE ROAD WALMART, STORE #2872, AT 10562 BELLEVILLE ROAD. THE SUBJECT LOCATION IS ON THE WEST SIDE OF BELLEVILLE ROAD, NORTH OF THE I-94 SERVICE DRIVE.

Chuck Friese of TNT Fireworks gave the presentation. This is the third year for the applicant to hold tent sales of fireworks at the Belleville Road Walmart location. The site plan is the same as last year and the proposed dates of operation are from June 23, 2016 to July 5, 2016.

Deputy Director Best presented his temporary land use review letter dated 3-17-16 for the TNT Fireworks temporary land use application. Deputy Director Best recommends approval of the application subject to all proposed signage complying with the Township Zoning Ordinance. Deputy Director Best also presented the Fire Marshall's plan review letter dated 3-16-16 granting plan approval. The Fire Marshall will inspect the site when TNT Fireworks is in possession of a tentative permit to sell Fireworks.

Commissioners discussed the number of fire extinguishers to be located in the tent along with state requirements and determined 3-4 fire extinguishers are needed on-site.

No comments from the audience.

Motion Kelley, Budd second to grant final approval to hold tent sales at the Belleville Road Walmart, 10562 Belleville Road, subject to conditions in the Fire Department review letter dated 3-16-16, Deputy Director Best's review letter dated 3-17-16 and with the addition of 3-4 fire extinguishers. Motion Carried. (Letters Attached)

ITEM # 3 ZONING ORDINANCE UPDATE (PRD) - MCKENNA

Patrick Sloan of McKenna Associates gave the Planned Residential Development (PRD) update to Zoning Ordinance, presenting his review letter dated 2-5-16. A draft of the complete Zoning Ordinance is expected within 2-3 months, the PRD amendments will be included in this draft.

Commissioners discussed financial guarantees for developers, timeline guarantees, parallel plans, decreased front yard setback, connecting streets, encouraging walking paths, build-in share concepts, sidewalk connections, cleanup during development, higher architectural standards, performance guarantee and monitoring and letter of credit.

Resident expressed concerns regarding Planned Residential Developments, their value, detention ponds and wooded areas being unusable open space, larger number of lots and smaller homes.

Planning Commission members will review the Planned Residential Development Zoning Ordinance updates, take notes and follow up with Planning Staff and/or McKenna Associates.

GENERAL DISCUSSION:

Resident discussed concerns regarding variance requirements for larger out buildings and he provided Commission members with a packet that included the history of his application, pole barn design, variance requirements and photos. He would like to use a new multiplier to build a larger pole barn on his property.

Motion Boynton, Kelley second to adjourn at 8:43 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary



Memo

TO: Planning Commission

**FROM: Matthew R. Best
Deputy Director – Planning and Economic Development**

**RE: Review of Temporary Land Use Request #TLU 16-013 – Elliott’s Amusements
10900 Belleville Road – Belleville Sq. Shopping Center**

DATE: March 18, 2016

Elliott’s Amusements is proposing to host a carnival in the Belleville Square Shopping Plaza at 10900 Belleville Road. Their request is for a period extending beyond the as-a-right seven consecutive days or less requirement found in Section 4.44 of the Township Zoning Ordinance 06-02-92, as amended. The Planning Commission is required to grant a permit that extends beyond the seven day administrative Temporary Land Use approval.

Planning Commission Review Items under Section 4.44 of the Zoning Ordinance are:

1. **Adequacy of Parking and Access** (Section 4.44.c.1) – 165 public parking spaces with 4 handicapped reserved will be available for attendees and plaza customers. The largest carnival crowds are typically when the commercial uses are closed so the shared parking should be adequate. This arrangement has worked with past carnivals at this location.
2. **Adequate drainage** (Section 4.44.c.2) – the site is in an existing parking lot that already has storm water drainage. The equipment will not affect the amount of impervious surface or water that would be diverted into the storm system.
3. **Compatibility with surrounding land uses** (Section 4.44.c.3) – the proposed use is carnival entertainment in a parking lot of an existing shopping plaza. The intensity of the uses is compatible with the surrounding intensive commercial uses.
4. **Size, height, and type of construction of proposed buildings and structures in relation to surrounding site** (Section 4.44.c.4) – the installations are temporary in nature, and they will not impact the surrounding site.
5. **Sufficient setbacks from road right-of-ways and lot lines** (Section 4.44.c.5) – the proposed carnival area is located within the former Farmer Jack parking lot, and the carnival area is inside the landscape islanding within the parking lot.

6. **Adequate utilities** (Section 4.44.c.6) – the applicant will supply their own electrical generation. The generator and electrical hook-up will be inspected by the Township’s Electrical Inspector.
7. **Trash disposal and site clean up** (Section 4.44.c.7) – Elliott’s Amusements will be responsible for all trash disposal and site clean-up in relation to their agreement with Canvasser Development Inc., managing agent for Belleville Sq. Limited Partnership Ltd. One 30 yard dumpster will be on-site and emptied as necessary.
8. **Sanitary facilities** (Section 4.44.c.8) – four porta-johns (one handicapped accessible) will be located on-site for patrons. Two additional porta-johns will be located at the rear of the parcel for use by employees in their camping area.
9. **Hours of operation** (Section 4.44.c.9) – On Thursdays and Fridays (May 12-13, 2016 and May 19-20, 2016) 4:00-10:30 PM; Saturdays (May 14, 2016 and May 21, 2016) Noon – 11:00 PM; and Sundays (May 15, 2016 and May 22, 2016) 1:00 – 10:00 PM. These hours are consistent with the hours of the surrounding commercial uses.
10. **Outdoor light and signs** (Section 4.44.c.10) – exterior lights will be provided on all rides and games. The site is currently lit with street lamps, and the surrounding area is intensive commercial zoning and use so the lighting from onsite will not have an impact on less intensive uses. All signs are subject to approval of the Township’s Planning and Economic Development Department.
11. **Other licenses and permits required** (Section 4.44.c.11) – the Township Building Official and Electrical Inspector will conduct inspections prior to the opening of the carnival, and the Van Buren Fire Marshal shall be separately issuing a review letter. All rides will be inspected and permitted by the Michigan Department of Labor – Ride Safety Division. All food concessions will be inspected by the Wayne County Health Department prior to opening.
12. **Potential noise, odor, dust, and glare** (Section 4.44.c.12) – this proposed use is no more intensive than the Extensive Highway Business zoning that has been approved for this site and the surround parcels. The use should not increase the noise, odor, dust or glare extending beyond the site.
13. **Fire lanes, fire protection, and security** (Section 4.44.c.13) – the Van Buren Fire Marshal shall review the application for adequacy of fire lanes and fire protection. The site plan does indicate 20’ wide lanes between rides and concessions that exceed the fire lane requirements.
14. **Off-site impacts of traffic volumes** (Section 4.44.c.14) – the roads in the immediate vicinity are major Township roads and this temporary use will not significantly impact their flow or travel volumes.
15. **Necessity of performance bond to ensure prompt removal** (Section 4.44.c.15) – the property owner will be responsible for ensuring the site is returned to its pre-sale condition.

16. **Other concerns which may impact the public health, safety, or general welfare** (Section 4.44.c.16) – there are no other known concerns for this temporary carnival use.

Recommendation

This site has hosted several carnivals in past years without major incidents or without any land use issues.

Per my review of the application, I am recommending approval of this application pending recommended approval from the Van Buren Township Fire Marshal and day-of inspection approvals by the Township and Wayne County inspectors.

David C. McInally II
Fire Marshal
O: 734-699-8900 ext9416

Van Buren Fire Department
46425 Tyler Rd
Van Buren Twp., MI 48111



April 14, 2016

Director of Building and Planning
46425 Tyler Road
Belleville, MI 48111

Re: TLU16-013
Elliotts Amusements, LLC
10900 Belleville Rd.(Belleville Square Plaza)
Belleville, Mi 48111

To whom it may concern,

I have reviewed the submittal from Elliott's Amusements, LLC
NFPA 1, NFPA 101 and NFPA 96 were used in the review of this plan. The following items will
need to be addressed prior to operation.

Chapter 96 Commercial Cooking Equipment

All sections that apply to use of tents and trailers described in the application shall be followed,
including the following.

1. All extinguishers shall be mounted and visible (not under counters or hidden).
2. Extinguishers shall have an inspection tag within the last year.
3. All cooking suppression systems shall have an inspection sticker from a certified company within the last 4 months.
4. All cooking equipment shall also be stickered from a company stating they have been cleaned.

Our Mission: The members of the Van Buren Fire Department shall work together in a professional and caring way to protect life and property from the adverse effects of fire, trauma, illness and dangerous conditions. Our services will be provided in a fair, honest, and ethical manner with the highest respect and dignity to all.

5. Diesel fuel storage for generator that is mounted in trailer shall be identified on map and maximum quantity shall be visibly listed on all four sides of trailer.

Water supply

1. Hydrant listed on map provided for review, shows it in front of old Farmer Jacks. This is for **FD use only**. If allowed to be used by Elliot, it must have a gate valve identified as **FD use only** on one half of hydrant.

Access

1. A minimum opening of 20 ft. on the four corners shall be maintained for Emergency apparatus as shown on map provided by.
2. Same 20 ft. clearance shall be maintained on all interior isles for emergency equipment.

If there are any questions, please contact me.

Respectfully Submitted,

David C. McNally
Fire Marshal
Van Buren Fire Department

David C. McInally II
Fire Marshal
O: 734-699-8900 ext 9416

Van Buren Fire Department
46425 Tyler Rd
Belleville, MI 48111



March 16, 2016

Director of Building and Planning
46425 Tyler Road
Belleville, MI 48111

Re: American Promotional Events Inc. /TNT Fireworks
Wal-Mart Parking Lot, Belleville Rd
TLU-16-014

To whom it may concern:

I have reviewed a set of site plans dated March 9th, 2016 and received March 15, 2016 for the above referenced project.

Project Overview:

The site plan is for a temporary fireworks retail facility. It is noted in the permit application a copy of a letter of authorization signed by TNT and Wal-Mart representatives is included. Also included is a statement from the TNT representative Chuck Friese, stating that a rough sketch of the location of the tent, as well as proof of insurance are available upon request.

An affidavit of intent to comply with **NFPA 1123, 1124 and 1125** as required by the State of Michigan and the Township of Van Buren.

This site will be inspected by Fire Marshall McInally as we are the delegated agency for the State of Michigan. This will be conducted once the proper notices have been received from the State of Michigan indicating that TNT Fireworks is in possession of a tentative permit to sell Fireworks.

Only concern is the map indicating where the tent will be does not include the 10 ft. radius that come out into the isles on the North and South side of the tent.

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Review and approval by the Authority Having Jurisdiction shall not relieve the applicant of the responsibility of compliance with these codes.

Respectfully submitted,

David C. McNally
Fire Marshal
Van Buren Fire Department



Memo

TO: Planning Commission

**FROM: Matthew R. Best
Deputy Director of Planning and Economic Development**

**RE: Review of Temporary Land Use Request #TLU 16-014 – TNT Fireworks
Agenda Item for March 23, 2016**

DATE: March 17th, 2016

TNT Fireworks is requesting a Temporary Land Use permit for a tent sale of fireworks at the Belleville Road Walmart, Store #2872, at 10562 Belleville Road. The use is proposed to be from June 23, 2016 through July 5, 2016. Per Section 4.44 of the Zoning Ordinance, temporary uses that operate for more than seven (7) consecutive days require Planning Commission approval.

Under Section 7 of Michigan Public Act 256 of 2011, local units of government are limited in their ability to regulate the sale of fireworks within their communities. The Michigan Attorney General has issued an Opinion on this section of the Act (Opinion #7266), which states, “so long as the local ordinance does not prohibit fireworks vendors from undertaking their commercial operations in any way that other vendors may undertake their operations, the ordinance is not preempted by the Act.” Therefore, fireworks vendors are subject to the same Zoning Ordinance regulations as any other temporary land use.

I have reviewed the application and the requirements of Section 4.44 for temporary use approval, and have the following comments:

- 1. Adequacy of parking and access** (Section 4.44.c.1) – The site currently has 714 public parking spaces, 23 of which are handicapped reserved. The site is currently is over-parked, and the tent will have a limited impact on the number of available parking spaces. This site is located in the heart of Van Buren’s downtown district, and sufficient access is available.
- 2. Adequate drainage** (Section 4.44.c.2) – The site is in an existing parking lot that already has storm water drainage. The tent will not affect the amount of impervious surface or water that would be diverted into the storm system.
- 3. Compatibility with surrounding land uses** (Section 4.44.c.3) – The surrounding parcels are all commercial in nature, and this temporary use is not expected to impact the surrounding commercial uses.

- 4. Size, height, and type of construction of proposed buildings and structures in relation to surrounding site** (Section 4.44.c.4) – The tent is temporary in nature, and the parking lot Walmart store, and the surrounding commercial businesses will not be impacted by the bulk of the tent.
- 5. Sufficient setbacks from road right-of-ways and lot lines** (Section 4.44.c.5) – The tent is located behind a landscaping island within the Walmart Parking Lot. It is over 100 feet from the southern lot line, and 20 feet from the interior service road. Therefore, the setbacks are sufficient and the tent will not impact traffic flow or adjoining commercial businesses.
- 6. Adequate utilities** (Section 4.44.c.6) – TNT Fireworks will supply its own electrical generation. The generator and electrical hook-up will be inspected to ensure compliance with National Fire Protection Association requirements.
- 7. Trash disposal and site clean-up** (Section 4.44.c.7) – TNT Fireworks will be responsible for all trash disposal and site clean-up in relation to their lease agreement with Walmart.
- 8. Sanitary facilities** (Section 4.44.c.8) – Walmart has authorized all customers and TNT employees to use its restroom facilities.
- 9. Hours of operation** (Section 4.44.c.9) – The hours of operation will be from 9:00 a.m. to 10:00 p.m. Although Van Buren Township has a Fireworks Ordinance (adopted in 1986) which requires fireworks sales to conclude at 9:00 p.m., Act 256 preempts this requirement as there is no restriction on the hours of operation for other temporary uses. However, staff are not aware of any complaints with TNT Fireworks closing at 10:00 p.m. in previous years, so the hours of operation approved last year are reasonable and we recommend the same hours of operation for this year.
- 10. Outdoor light and signs** (Section 4.44.c.10) – No exterior lights are provided. Interior lights will be hung inside the tent. Although no temporary commercial sign permit requests have been received, the Zoning Ordinance permits one (1) 32 sq. ft. temporary sign for a period not to exceed 30 days. Any temporary signage must comply with the Zoning Ordinance before it obtains a sign permit from the Building Department.
- 11. Other licenses and permits required** (Section 4.44.c.11) – Last year, the applicant provided the Township with their Consumer Fireworks Retail Facility: Non-Permanent license. A current license must be provided by the applicant prior to the establishment of the temporary use. The Van Buren Fire Marshal shall be separately issuing his review letter.
- 12. Potential noise, odor, dust, and glare** (Section 4.44.c.12) – The proposed temporary use should not increase the noise, odor, dust or glare from their use.
- 13. Fire lanes, fire protection, and security** (Section 4.44.c.13) – The Van Buren Fire Marshal shall review the application for adequacy of fire lanes and fire protection. The site will be continually staffed. During non-operating hours, all products will be stored inside the tent and tent security will be maintained at all times by the tent operator or their representative.
- 14. Off-site impacts of traffic volumes** (Section 4.44.c.14) – The road in the immediate vicinity is a major Township road (Belleville Road) and this temporary use will not impact the flow or travel volumes. During 2014's Public Hearing, a resident raised a concern of the launching of fireworks at the site. No fireworks are permitted to be launched within 300 feet.
- 15. Necessity of performance bond to ensure prompt removal** (Section 4.44.c.15) – The property owner will be responsible for ensuring the site is returned to its pre-sale condition.

16. Other concerns which may impact the public health, safety, or general welfare (Section 4.44.c.16) – There are no additional concerns; however, the applicant is subject to the regulations of Act 256 and applicable regulations of the Fire Department.

Recommendation

This will be the third (3rd) year that TNT Fireworks has operated at this location, and I am not aware of any complaints or issues that took place last year. Per my review of the application, I recommend approval of this application subject to the following three (3) conditions:

1. That the applicant obtains approval from the Van Buren Township Fire Marshal.
2. That the applicant provide the Township with a current Consumer Fireworks Retail Facility: Non-Permanent license prior to the establishment of the temporary use.
3. That all proposed signage comply with the Zoning Ordinance.

March 3, 2016

Planning Commission
Charter Township of Van Buren
46425 Tyler Road
Belleville, MI 48111

Subject: Proposed Zoning Ordinance Amendment (Medical Marihuana Cultivation Facilities)

Dear Commissioners:

At the January 27, 2016 Planning Commission meeting, we discussed the proposed amendments to the Charter Township of Van Buren Zoning Ordinance that would permit Medical Marihuana Cultivation Facilities as Special Land Uses in the M-2 (General Industrial) zoning district. After discussion, the Planning Commission scheduled a public hearing on the proposed Zoning Ordinance amendments for Wednesday, March 9, 2016 at 7:30p.m.

PURPOSE AND SUMMARY OF PROPOSED ZONING ORDINANCE AMENDMENTS

Van Buren Township currently has a moratorium on medical marihuana establishments until April 7, 2016. The purpose of the current moratorium is to allow the Township time to study this topic and, if necessary, prepare ordinance amendments. The Township's work in this endeavor is summarized in our previous letter on this matter, dated January 22, 2016.

The proposed regulations for Medical Marihuana Cultivation Facilities include the following:

- Requiring all marihuana growing and other activities to be conducted indoors only, including prohibiting outdoor storage.
- Prohibiting drive-through uses.
- A minimum 1,000-foot setback from religious institutions, public parks, residential zoning districts, residential land uses, child care facilities, and educational facilities. An analysis of the Township Zoning Map indicates approximately 7 or 8 M-2 areas that meet these setback requirements.
- Prohibiting on-site transfer, consumption, or retail sales.
- Limiting the number of caregivers per facility to six (6) and requiring separate growing areas for each caregiver.
- Additional requirements for security, access, parking, inspections, waste disposal, and enforcement.

PROSPECTIVE CHANGES TO STATE LAW

There are currently three (3) bills related to medical marihuana that were passed by the State House of Representatives last fall. In our discussions with the Van Buren Township Public Safety Director and Deputy Director, it is the understanding of law enforcement organizations throughout the state that these bills may be passed and signed into law this year. At this time, the Legislature is obtaining feedback from Police Chiefs, County Sheriffs, the Michigan Townships Association (MTA), and the Michigan Municipal League (MML) before taking additional action on these bills.

One of the House bills, House Bill 4209, includes provisions for medical marijuana uses and municipal regulation. HB 4209 permits a municipality to allow any of the 5 uses authorized in the bill (Grower, Processor, Secure Transporter, Provisioning Center, and Safety Compliance Facility). The "Grower" use is similar to the "Cultivation Facility" use in the proposed Zoning Ordinance amendments, though the following differences between the two uses are the most notable:

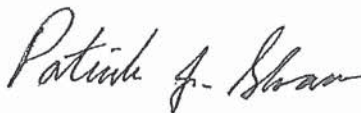
1. In HB 4209, the lowest Class of Grower is a Class A Grower, which allows 500 plants (Class B Growers can have up to 1,000 plants and Class C Growers can have up to 1,500 plants). The allowable quantity for a Class A Grower is similar to a Cultivation Facility with 7 caregivers (i.e., 7 caregivers x 72 plants = 504 plants). The proposed Zoning Ordinance amendment limits the number of caregivers/units to 6 in a Cultivation Facility, so the size would be comparable between a Cultivation Facility and a Class A Grower.
2. In HB 4209, a Grower is prohibited from being a Licensed Caregiver. This prohibition would be contrary to the proposed Zoning Ordinance amendments, where the grower in a Cultivation Facility is required to be a Caregiver. If HB 4209 and the proposed Zoning Ordinance amendments are both adopted in their current forms, the Zoning Ordinance can later be amended to make Cultivation Facilities compliant with State Law. Because it is still not known if HB 4209 will be adopted in its current form, if at all, we recommend that the Township proceed with consideration of the proposed Zoning Ordinance amendments and continue to monitor prospective changes to State Law.

RECOMMENDATION

If there are no significant changes to the proposed Zoning Ordinance amendments after the March 9th public hearing, we recommend placing the proposed amendments on the March 23, 2016 Planning Commission agenda for a recommendation to the Township Board of Trustees.

Respectfully submitted,

McKENNA ASSOCIATES



Patrick J. Sloan, AICP
Principal Planner