

**OSHTEMO CHARTER TOWNSHIP  
PLANNING COMMISSION**

**MINUTES OF A MEETING HELD MAY 23, 2019**

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**Agenda**

**PUBLIC HEARING: CONSUMERS CREDIT UNION TEMPORARY FACILITY  
CONSIDERATION OF AN APPLICATION FROM BOSCH ARCHITECTURE FOR  
SPECIAL USE AND GENERAL LAYOUT PLAN APPROVAL FOR A TEMPORARY  
BANKING DRIVE THROUGH FACILITY FOR CONSUMERS CREDIT UNION AT 5030  
WEST MAIN STREET. THE TEMPORARY FACILITY WOULD BE IN OPERATION  
DURING THE REDEVELOPMENT OF THEIR EXISTING SITE AT 5018 WEST MAIN  
STREET. PARCEL NO. 3905-13-280-051.**

**PUBLIC HEARING: COSTCO GAS STATION  
CONSIDERATION OF AN APPLICATION FROM COSTCO WHOLESALE FOR  
SPECIAL USE AND SITE PLAN APPROVAL TO EXPAND THE EXISTING GAS  
STATION LOCATED AT 5100 CENTURY AVENUE TO INCREASE THE CANOPY  
AND ADD ONE NEW GAS PUMP DISPENSER AT EACH OF THE FOUR LANES.  
PARCEL NO. 3905-25-240-001.**

**PUBLIC HEARING: SENIOR LIVING FACILITY  
CONSIDERATION OF AN APPLICATION FROM BYCE & ASSOCIATES FOR  
SPECIAL USE AND SITE PLAN APPROVAL FOR A NEW ASSISTED LIVING  
FACILITY WITHIN THE SKY KING I PLANNED UNIT DEVELOPMENT LOCATED AT  
THE NORTHEAST CORNER OF LEXY LANE AND NORTH 9<sup>TH</sup> STREET. PARCEL  
NO. 3905-14-385-070.**

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A meeting of the Oshtemo Charter Township Planning Commission was held Thursday, May 23, 2019, commencing at approximately 6:00 p.m. at the Oshtemo Charter Township Hall.

**MEMBERS PRESENT:** Bruce VanderWeele, Chair  
Ollie Chambers  
Ron Commissaris  
Dusty Farmer, Secretary  
Micki Maxwell  
Mary Smith, Vice Chair

**MEMBER ABSENT:** Keisha Dickason

Also present were Julie Johnston, Planning Department Director, James Porter, Township Attorney, and Martha Coash, Meeting Transcriptionist. Approximately 13 other persons were in attendance.

## **Call to Order and Pledge of Allegiance**

Chairperson VanderWeele called the meeting to order at approximately 6:00 p.m. and invited those present to join in reciting the "Pledge of Allegiance."

## **Agenda**

The Chair determined no changes to the agenda were needed and let it stand as published.

## **Public Comment on Non-Agenda Items**

Chairperson VanderWeele asked if any member of the audience cared to address the Board on a non-agenda item. Hearing none, he moved to the next item.

## **Approval of the Minutes of May 9, 2019**

The Chair asked if there were any additions, deletions or corrections to the Minutes of May 9, 2019. Hearing none, he asked for a motion.

Mr. Commissaris made a motion to approve the minutes of May 9, 2019 as presented. Ms. Maxwell supported the motion. The motion was approved unanimously.

Chairperson VanderWeele moved to the next agenda item and asked Ms. Johnston to review the application.

## **PUBLIC HEARING: CONSUMERS CREDIT UNION TEMPORARY FACILITY CONSIDERATION OF AN APPLICATION FROM BOSCH ARCHITECTURE FOR SPECIAL USE AND GENERAL LAYOUT PLAN APPROVAL FOR A TEMPORARY BANKING DRIVE THROUGH FACILITY FOR CONSUMERS CREDIT UNION AT 5030 WEST MAIN STREET. THE TEMPORARY FACILITY WOULD BE IN OPERATION DURING THE REDEVELOPMENT OF THEIR EXISTING SITE AT 5018 WEST MAIN STREET WITHIN THE C: LOCAL BUSINESS DISTRICT. PARCEL NO. 3905-13-280-051.**

Ms. Johnston said the applicant was requesting a special use and general site layout approval to allow a temporary banking facility for a period of approximately 18 months. Consumers Credit Union (CCU) plans to demolish their structure at 5018 West Main Street and rebuild a new facility, approved by the Planning Commission on March 14, 2019. During the demolition and rebuild, CCU would like permission to establish a temporary facility within the parking lot of 5030 West Main Street (Value City Furniture).

She explained there are no direct Zoning Ordinances that correlate with this request. However, there are a few analogous ordinances and standard practices that could be considered. The Township generally allows temporary construction trailers on developing sites, as long as they are not used as a residence. The Township also

allows mobile homes/trailers as a temporary residence on residentially zoned property for owners who are building a new home. These temporary residences are allowed for one year, with a six-month extension if approved by the Zoning Board of Appeals. Finally, this request could fall under temporary outdoor events lasting more than one day, which is a special use. Staff has determined that this application is best served under Section 18.40.N: temporary outdoor event as a special use.

She explained the applicant's request is for a maximum of 18 months for the temporary facility. They will be utilizing a trailer and three drive through lanes which will house interactive teller machines (ITM's). The ITM's will be linked to the corporate office in Texas Township where CCU staff will interact by video with customers at the drive through. The trailer will have the required restroom facilities.

The application meets the requirements for a temporary outdoor event. However, while the submission is for a temporary facility, this is a unique application due to the length of time requested. The Planning Commission will again need to consider the parameters of a "temporary" outdoor event. As outlined when the Planning Commission reviewed the application from the Thirsty Hound on April 11<sup>th</sup>, past practice has been to limit these events to approximately 30 days. When considering the timeframe for the temporary outdoor event, this application is more analogous to a temporary second dwelling on a parcel during construction, where an 18-month period is allowed.

Ms. Johnston noted all of the specific use requirements for temporary outdoor events outlined in Section 49.220 have been met by the applicant.

She said if the Planning Commission approved the special use and general layout plan, Staff would recommend two conditions:

1. The temporary facility will be allowed for 12-months with a possible renewal by the Planning Commission for an additional 6-months.
2. At the conclusion of the special use approval, the parking lot will be repaired and re-stripped meeting Zoning Ordinance standards.

Chairperson VanderWeele asked if Commissioners had questions for Ms. Johnston.

Responding to a question from Ms. Farmer, who indicated a similar temporary situation with Starbucks, both she and Attorney Porter agreed it was very similar except that the Starbuck's temporary use was located on their own property.

Ms. Smith wondered if Wahmhoff holiday tree sales and the Rotary carnival would be displaced.

Ms. Johnston said the Rotary event had already been moved to a nearby location and that Wahmhoffs would have to find a new location if permitted; they would have to come before the Planning Commission for review and approval.

The Chair asked if the request meets the drive through requirements, and noted the requested location is basically the same as the new credit union and did not think it would be different for residents on the east side of Drake Road.

Ms. Johnston said the drive through requirements, (3 stacking spaces) are met by the request.

Mr. Commissaris was concerned about the lack of a photometric plan and felt requiring one would be appropriate.

Ms. Smith's concern was that the location of air conditioner units on the east side would be troubling for neighbors.

Ms. Johnston noted the right of way between the requested location and neighbors to the east is pretty substantial. Hearing no further comments from Commissioners, the Chair asked whether the applicant wished to speak.

Ms. Cindy McDonald, CCU facilities manager, 6303 Plainfield, Kalamazoo, said she would be happy to answer questions.

Ms. Farmer asked why this temporary facility would be necessary with two other close-by CCU facilities.

Ms. McDonald said the company's focus is on customer experience and they want to provide service at the location customers are accustomed to using.

Responding to a question from Ms. Maxwell, Ms. McDonald said lighting would be very basic and meets requirements. Lighting will be for drive through lanes and surround the interactive tellers. The trailer will be open normal business hours, Monday - Saturday. Security lighting and cameras will be utilized. No signage is planned.

Ms. Johnston noted any lighting ordinance in place would need to be followed.

Hearing no further questions, the Chair moved to public hearing. He determined there were no public comments, closed the hearing and moved to deliberations.

Mr. Commissaris said since temporary residences are allowed for owners building a new home, allowing 18 months in the commercial area would be compatible with what has been done in the past.

Ms. Farmer preferred to consider the application as a one-time application as a temporary event rather than mixing the idea of a new home with business construction.

Ms. Johnston said Ms. Farmer's interpretation is the way she reviewed the application.

Ms. Maxwell wanted to be sure approval of the application would not set a precedent. She did not feel allowing such temporary outdoor events in a residential area would be appropriate.

Ms. Johnston said special use applications allow consideration independently. Compatibility and harmony can be utilized to address the concern of precedence.

Attorney Porter explained the specificity involved will not set precedent. A structure built in 1972 is being torn down and replaced which should not cause concern. The distinction between residential and commercial can be made.

Ms. Farmer noted there are a lot of buildings in the Township soon to reach the age of 40 years and expects to have similar requests over the next decade. She supported the application with conditions set forth by Staff.

Hearing no further discussion, Chairperson VanderWeele asked for a motion.

Ms. Farmer made a motion to approve the application as requested with the addition of the two conditions as recommended by Staff.

Mr. Commissaris requested the addition of a photometric plan requirement.

Ms. Farmer declined to amend the motion to include a photometric plan.

Ms. Maxwell supported the motion as offered. The motion was defeated 1 – 5, with Ms. Farmer dissenting.

Ms. Maxwell made a motion to approve the application as requested with the inclusion of the two conditions as recommended by Staff and with the addition of a photometric plan requirement. Mr. Commissaris supported the motion. The motion was approved 5 - 1, with Ms. Farmer dissenting.

Chairperson VanderWeele moved to the next item on the agenda and asked Ms. Johnston for her review.

**PUBLIC HEARING: COSTCO GAS STATION  
CONSIDERATION OF AN APPLICATION FROM COSTCO WHOLESALE FOR  
SPECIAL USE AND SITE PLAN APPROVAL TO EXPAND THE EXISTING GAS  
STATION LOCATED AT 5100 CENTURY AVENUE TO INCREASE THE CANOPY  
AND ADD ONE NEW GAS PUMP DISPENSER AT EACH OF THE FOUR LANES.  
PARCEL NO. 3905-25-240-001.**

Ms. Johnston said, in operation since the end of 2014, the existing 4,090 square foot fueling station southeast of the Costco store currently accommodates eight fuel dispensing pump stations serving eight through lanes. In order to provide faster service to their customers and reduce the amount of vehicle congestion and idle time on the site, Costco is requesting site plan and special use approval to add one more row of fuel pumps. In order to provide suitable shelter to patrons using the new pumps, the applicant is also planning to expand the existing canopy 28 feet to the south. It's apparent that the original site layout anticipated this eventual need for such expansion, and the proposed changes will require no significant modifications to the existing vehicle queuing and circulation layout.

She indicated per Article 65: Special Uses of the Zoning Ordinance, initial approval for the gas station required Planning Commission approval, and this subsequent expansion warrants the same.

In addition, she said the project meets all special use criteria and considerations and that staff have no outstanding concerns with the project site plan. If the Planning Commission granted special use and site plan amendment approval, staff recommended such without condition.

The Chair asked whether there were questions for Ms. Johnston.

Mr. Commissaris said he had a concern with the pumps being so close to underground tanks.

Ms. Johnston said the state sets applicable safety standards; there is nothing included regarding location of the pumps/tanks in the Zoning Ordinance.

Attorney Porter added the building officials will look at that and noted no concern from the Fire Marshal was expressed.

Chairperson VanderWeele asked the applicant to speak.

Mr. Shaun Anderson, of the engineering firm representing all Costco sites in North America, said no specific distance between pumps and tanks is required. The filling truck captures 90% of all fugitive vapors, is highly effective, and the location is not considered a hazardous situation. This meets the APA nationwide standard and is more than enough separation.

He noted a typo in the narrative regarding signage and lighting, which listed two signs on the east and west façade, and said it is actually the intention to include four signs, one on each side of the façade, to city code.

Ms. Johnston explained the special use and site plan are related to use itself. Signs are under separate permit and if they meet code, they can have them.

Chairperson VanderWeele moved to public hearing and determining that no one wished to address the Board, he moved to Board Deliberation.

Ms. Smith said she had seen the same type of installation at a Costco gas station in Ann Arbor and that three pump stations work as well as two. Cars were not backed up as they are here.

Hearing no further comments, the Chair asked for a motion.

Ms. Farmer made a motion to approve the application for special use and site plan amendment for the Costco Gas Station Expansion as requested with no conditions. Mr. Commissaris supported the motion. The motion was approved unanimously.

Chairperson VanderWeele moved to the next agenda item and asked Ms. Johnston for her review.

**PUBLIC HEARING: SENIOR LIVING FACILITY  
CONSIDERATION OF AN APPLICATION FROM BYCE & ASSOCIATES FOR  
SPECIAL USE AND SITE PLAN APPROVAL FOR A NEW ASSISTED LIVING  
FACILITY WITHIN THE SKY KING I PLANNED UNIT DEVELOPMENT LOCATED AT  
THE NORTHEAST CORNER OF LEXY LANE AND NORTH 9<sup>TH</sup> STREET. PARCEL  
NO. 3905-14-385-070.**

Ms. Johnston explained Byce and Associated, on behalf of Build Senior Living (Brighton Land Holdings, LLC) is requesting an amendment to the Sky King I Planned Unit Development (PUD) to construct a senior assisted living facility. The new structure is proposed on an approximate 5.3-acre property at the northeast corner of Lexy Lane and North 9<sup>th</sup> Street. The property is zoned R-2: Residence District, but on May 27, 2004, the Township Planning Commission approved the Sky King I PUD, which outlines this property as a nonresidential use.

The proposed development will include both assisted living and memory care facilities. A total of 65 units with 74 beds are planned. The majority of the units are studios with one bed, or a one-bedroom unit. Nine of the anticipated units will contain two beds.

Ms. Johnston explained while the PUD Special Use was approved by the Planning Commission in 2004, the regulations at that time indicated any new addition to the PUD must also follow the Special Use process. Therefore, this application has been

evaluated against Section 65.30, which provides review criteria for consideration when deliberating a Special Use request, as follows:

- A. Master Plan/Zoning Ordinance: The Future Land Use Plan calls for Low Density Residential uses in this area of the Township. This District is intended for single-family residential development that is connected and coordinated into neighborhoods. New developments adjacent to existing neighborhoods should be designed with adequate buffers to assist with compatibility. Examples of such buffers outlined in the Future Land Use Plan include green space, natural or artificial screening, or a more moderate intensity development/land use which would serve as a transition, such as an office or senior housing.

The assisted living facility is a low intensity use that would serve as a transition from 9<sup>th</sup> Street to the existing single-family neighborhood. In addition, the landscape plan goes beyond the requirements of the Landscape Ordinance, providing more plant materials along the south and east property lines, which are adjacent to existing single-family uses.

- B. Site Plan Review: A site plan has been provided that generally meets all of the requirements of the Site Plan Review Ordinance. Any deficiencies will be discussed further.
- C. Impacts: The design of the building as a one-story structure helps to minimize its impact on neighboring properties. In addition, the architectural style of the building is more residential in nature, providing for some visual compatibility with its neighbors. As a predominately residential use, its incorporation as a transition from 9<sup>th</sup> Street to the single-family neighborhood seems wholly appropriate and complies with the Township Master Plan.

An assisted living facility is considered a low intensity and low volume residential/service business. According to the Institute of Transportation Engineers Common Trip Generation Rates table, an assisted living facility generates 0.22 trips per unit at peak hours. For a 65-unit building, this would equate to approximately 14 vehicle trips during peak hours, which would likely be shift change for staff. A specialty food or retail store, which would be permitted on this parcel as part of the PUD, could generate anywhere from 34 trips to 62 trips during peak hours.

The design of the site, with the primary vehicular access of Lexy Lane and the main building entrance facing 9<sup>th</sup> Street reduces any adverse impacts related to traffic and noise from the neighborhood. The location of the access point off Lexy Lane has been designed to align with the property line of the lots across the street, ensuring vehicle lights do not trespass on residential living spaces. Landscaping, including canopy trees, understory trees, and shrubs are planned along the property lines, helping to screen the parking lots from the residential



homes. In addition, the parking spaces all face the building, assisting with the reduction of vehicular light trespass.

There are no existing natural features that required design accommodation. From aerial photography, it appears any natural features on this site have been cleared for many years. The 1999 aerial shows the parcel in relatively the same condition as it is today.

- D. Public Facilities: The site is served by public water and sewer. Storm water will be managed within the existing storm water detention area, which serves the entire PUD. The Director of Public Works has some concerns related to the storm water management plan, which will be more clearly described in the Site Plan section.
- E. Specific Use Requirements: PUD's are considered a Special Use per the Township Zoning Ordinance. Section 41.90 outlines the criteria for approving a PUD. The Sky King I PUD was approved by the Township in May of 2004, establishing the Special Use.

Ms. Johnston said the following are the remaining outstanding items/concerns to be resolved with the site plan packet:

1. Loading/unloading of deliveries has not been delineated on the site plan. The Planning Commission may wish to explore this topic with the applicant to reduce impacts on single-family neighbors.
2. ADA standards to reduce conflicts at accessible ramp landings may be difficult to achieve with the current design of the sidewalks at the east side of the building and at the main entrance.
3. Detailed cut sheets of one of the building mounted lights have not been provided.
4. The flood lights planned for the ground sign may cause light spill over.
5. Soils found during construction may require design modifications to the storm water management planned for the site.
6. Additional concerns as outlined in the memo from the Director of Public Works dated May 14<sup>th</sup>.

Ms. Johnston said if the Planning Commission was amenable to approving the site plan as part of the PUD special use, staff recommended attaching the follow conditions:

1. Detailed information be provided on the site plan that indicates accessible landings meet ADA standards. A revised site plan be provided prior to the issuance of a building permit.

2. Detail cut sheets of the building mounted lighting be provided prior to the issuance of a building permit.
3. Ground mounted lighting – Either
  - a. Provide a new light fixture detail that affords better shielding of the flood light, which will be reviewed and approved by staff,  
or
  - b. After construction of the ground mounted sign and lighting, staff will inspect the light fixtures to ensure no light trespasses beyond the dimensions of the sign.
4. Any design modifications to the storm water management system needed due to soils must be submitted to the Township Director of Public Works for review and approval.
5. A revised site plan set incorporating the items detail in the Director of Public Works memo dated May 14, 2019. This revised set to be submitted prior to the issuance of a building permit.

Ms. Johnston noted additional conditions may be needed related to loading/unloading, depending on responses from the applicant.

Chairperson VanderWeele asked if Commissioners had questions for Ms. Johnston.

Ms. Farmer asked why ADA was included since it is not in the purview of the Planning Commission.

Ms. Johnston said she wanted to point it out in her memo to provide an opportunity for the applicant to fix it before it comes to the Southwest Michigan Building Authority's (SWMB) attention.

Ms. Smith asked if the basin/swale is adequate to remove additional water.

Ms. Johnston said within the Sky King I PUD, Hannapels and this property have the right to place water in the storm water pond. The Township Engineer is concerned the new project will add more water. The pond may need to be enlarged or dredged. Dredging may run into clay which would require another solution. He feels the site is buildable, but wants the opportunity to review and weigh in if there is a problem.

Mr. Commissaris questioned whether the location of the dumpster will allow enough room for pick up and was concerned about it being in the neighbors' view.

Ms. Johnston said the site is difficult due to the three front yards, which limit dumpster location. This is perhaps something to discuss with the applicant. If they feel

there is room for a truck the Planning Commission wouldn't need to provide any conditions.

Chairperson VanderWeele said as this is a transitional use he would like to look out for the neighbors. With no further comments he asked the applicant to speak.

Mr. Sam Martin, one of the owners of Build Senior Living, said they take everything into consideration, especially neighbors. They are very aware of the dumpster, lights, deliveries etc. and spend hours with their architects to work toward a satisfactory arrangement.

When they hold open houses, they talk with and carefully listen to the neighbors and their concerns. They try to be as proactive as possible to make suggested changes and to enhance the transition. They want a building that is beautiful from all angles.

He noted peak traffic hours would see 14 or maybe fewer vehicles and explained shipment deliveries occur once a week in the early morning.

Ms. Farmer asked if they will address conditions listed in Ms. Johnston's report.

Mr. Martin introduced Ms. Danielle Rhodes, civil engineer with Byce & Associates, who said they would make sure everything is in full compliance and that they have no problem with the recommended Township staff conditions. She noted there would be review by SWMB and State Licensing.

Ms. Rhodes said the lights cut sheets condition would be met, that the sign in the plan is preliminary and they will work with the Township and a local sign company; making sure lighting meets ordinance before installation (option A) is preferred.

Regarding the storm water pond, Ms. Rhodes said she met with Prein & Newhof to consider that issue. There is an agreement for Sky King Meadows to maintain the pond, which has never drained dry, but was the original design intent. Either sedimentation or clay could decrease infiltration rates. Soil borings were performed which did not show clay, so sedimentation is likely the problem. Snow treated with sand and drains along 9<sup>th</sup> Street are likely contributors.

Ms. Farmer asked if the drainage would be mitigated through design modification.

Ms. Rhodes said there is 130,000 cubic feet of capacity remaining and that the Senior Living facility is expected to utilize 45,000 cubic feet, but agreed improvements are necessary.

Ms. Farmer asked whether they would provide a revised site plan incorporating the items detailed in the May 14, 2019 Director of Public Works memo prior to the issuance of a building permit.

Ms. Rhodes said yes, that was their intent.

Chairperson VanderWeele asked about the location of the dumpster.

Ms. Rhodes said they will amend the plan to address the dumpster location but that it is desirable for it to still have proximity to the kitchen.

Mr. Martin said they need to think of access for employees, but will conceal the dumpster.

Ms. Farmer asked whether the Commission could require evergreen screening.

Ms. Johnston said they are required only to screen appropriately per Ordinance, but according to Ordinance the dumpster may be placed anywhere on the property.

Ms. Rhodes said they will provide ample plantings that will allow minimal view when mature. They will try to orient the dumpster in a more preferred manner.

Chairperson VanderWeele wanted review of the dumpster on an amended plan subject to staff input. Hearing no further comments, he moved to Public Hearing.

Mr. Robert Volkmer, 208 Bell Street, said his home is directly across from the dumpster location and he is fine with it as long as it is covered. He was concerned about the banging and crashing that would occur with pick up at 5:00 a.m. and wondered if the pick-up time could be scheduled for later in the day. He felt the building will be a big improvement to the area and looks forward to its construction as the field is used currently to discard trash. He indicated his direct neighbor concurs.

Mr. Martin said they will work with the community on that suggestion and will request a later trash pick-up time when they speak to local trash haulers.

With no further public comment, the Chair moved to board deliberations.

Ms. Farmer agreed staff should review the dumpster placement prior to issuing a building permit. She also preferred option 3.A regarding provision of a new light fixture detail to afford better shielding of the flood light to be reviewed and approved by staff prior to construction.

Mr. Commissaris encouraged internal lighting on the side of the sign facing 9<sup>th</sup> Street.

The Chair asked for a motion.

Ms. Farmer made a motion to approve the application for special use and site plan approval for Building Senior Living to include the five conditions as suggested by

Staff, with the third condition to be option (A). A sixth condition that screening and placement of the dumpster be subject to staff input, and a seventh condition that the applicant work with a local trash company to provide a later trash removal time were added. Mr. Commissaris supported the motion. The motion was approved unanimously.

### **OLD BUSINESS**

Ms. Johnston had three information items:

- 1) The Agritourism Ordinance will be ready for a second reading at the next Township Board meeting and is expected to be officially adopted in June.
- 2) Esper Electric will evaluate the draft lighting ordinance to see if they have any concerns. She hopes to return it to the Planning Commission for consideration at their second meeting in June.
- 3) She provided a map, as requested by Ms. Maxwell, of the apartment complexes in the Township where densities were calculated as part of the Maple Hill Overlay Zone discussion on May 9th.

### **ANY OTHER BUSINESS**

To date, Ms. Johnston has received no application requests for the July meeting. If none are received by the deadline, the Board can decide whether to meet to work on Ordinances or to take a break.

### **PLANNING COMMISSIONER COMMENTS**

Chairperson VanderWeele thanked Ms. Johnston for sending notice to residents of the Sky King community to give them the opportunity for input.

Ms. Farmer commented a photometric plan has not been required in the past for a temporary event and seems onerous. She hoped we were not moving toward that as a requirement in the future and noted it could be cost prohibitive to an applicant.

Ms. Maxwell felt 18 months is a long time for a temporary event and the length of time was her reasoning for supporting the photometric plan.

Mr. Commissaris said he mentioned a photometric plan because the project being considered is a commercial venture in a commercial area, but understood Ms. Farmer's concern.

Ms. Smith suggested maybe an ordinance for construction trailers and temporary facilities like Consumers might need to be created.

Ms. Johnston agreed the time period allowed for temporary events should probably be considered. Three days vs. 18 months is quite a span. The current temporary event ordinance is designed for several days; we are receiving applications now for a much longer time frame.

Chairperson VanderWeele felt the amount of light being put out for a temporary event should be considered.

## **ADJOURNMENT**

Hearing no further comments, Chairperson VanderWeele adjourned the meeting at approximately 7:30 p.m.

Minutes prepared:  
May 24, 2019

Minutes approved:  
June 13, 2019