

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
AUGUST 15, 2000, 6:00 P.M., COUNCIL CHAMBERS

The Regular Meeting was called to order by Jerry Grantner, Chairman, at 6:00 P.M.

MEMBERS PRESENT: Bertram, Brawner, Grantner, Walls, White and Young.

MEMBERS ABSENT: Mayor Charles Smiley; I. Hohloch and S. Perez.

OTHERS PRESENT: K. Wright, Building Inspector; D. Lacey, Assistant Fire Chief; D. Halstead, Fire Chief and C. Ladd, Deputy City Clerk.

A. APPROVAL AND AUTHORIZE THE MINUTES OF THE FOLLOWING MEETING(S):

Young moved and Bertram seconded the following motion:

Approve and authorize the minutes of the Regular Meeting of July 18, 2000 at 6:00 P.M., as printed. Motion carried 6-0.

B. SCHEDULE PUBLIC HEARINGS FOR SEPTEMBER 12, 2000 AT 6:00 P.M.:

1. LS #00-33

BY: Ernest Hamady for Solomon H. Hamady Trust
P.O. Box 499
Flint, MI 48501

RE: Part of Lot 55 Supervisor's Plat #2
Parcel 59-21-577-050
Section 21

FOR: Residential Use.

2. LS #00-34

BY: Jeff Davis
1874 Lake Pointe
Ortonville, MI 48462

RE: 1224 S. Genesee Rd.
Parcel #59-15-200-019
Section 15

FOR: Residential Use.

Moved by Young, seconded by Bertram to schedule Lot Split #00-33 and Lot Split #00-34 for public hearings on September 12, 2000 at 6:00 P.M. Motion carried 6-0.

C. PUBLIC HEARING POSTPONED FROM JULY 18, 2000 AT 6:00 P.M.:

1. ZC #254

BY: Mary A. Rolfe & Associates
2130 S. Center Rd.
Burton, MI 48519

RE: Property located on Lippincott between
Christner St. and Center Rd.
Zoned C-2 to HRM

1. ZC #254

FOR: A Senior Housing Development

Patrick Parker, Attorney, 5206 Gateway Center, said he is representing Mary Rolfe & Associates. He stated that last month they were here and gave a presentation of what they planned to do with this property. He noted that they

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wish to rezone the property from C-2 to HRM High-Rise Multiple. Also present tonight is the architect and entire team of those who will be working with the project to better answer any questions. One of the questions from the last meeting is how the 10 acres of the newly proposed to be zoned fit into the 20 acres that is owned by the Ebenezer Ministries.

Kim Carlson, Flint Surveying & Engineering, 5370 Miller Road, Swartz Creek, presented a drawing of the property to be developed by Mary Rolfe & Associates. There will be approximately 11-1/2 acres developed out of the total.

Mr. Grantner questioned the total number of acreage and found that the figures show the acreage is over by .7 acres.

Mr. Carlson noted that the math is wrong and this will be corrected. He then shared a copy of the drawing with the entire board and explained how the 11-1/2 acres would be used.

Mr. Parker stated that at the last meeting there was a study given regarding the demand for the need of this type of housing. This project will consist of apartments for seniors who are 55 years of age and older. This is not a treatment facility. Mrs. Rolfe has done a number of these types of development in this area and has done a fine job.

Audience Participation:

Monte Mansfield, 3490 Lippincott, said he is against this rezoning request. The driveway would come out right beside his house and he would rather the property remain commercial. He is concerned about his property value decreasing.

Pauline Dargel, 6119 Hugh, inquired whether the residents would be cooking in their units. She also asked if this will be a residential rental project according to MSHDA terminology.

Mary Rolfe, 432 N. Saginaw St., Flint, MI, stated the proposal is a fully independent living facility with kitchen facilities for each individual unit. This will be a senior residential independent living for persons 55 years and older.

Mr. Brawner asked if this would be a 3-story complex.

Mrs. Rolfe replied yes, as there is no need for a four or five story.

Mr. Wright stated that the DPW has no problem with the rezoning request. The master plan has no provisions for a high rise so it is up to the board for their recommendation.

Mr. Young said he would rather have the high-rise than a commercial business next to his property.

Mrs. Walls questioned whether there would be physically or mentally handicapped people allowed to live there like they do at Burton Place.

Mrs. Rolfe stated that no residents would live their under the age of 55 years old, regardless of their mental or physical condition.

Mrs. White said she visited the Kearsley Villa and there is no one under the age of 55 living there either.

Mr. Brawner asked what the plans are for the remaining 10 acres after the 11.5 acres is rezoned.

Pastor Urundi Knox of Ebenezer Ministries, stated that they have been in a holding pattern until approval is given for the rezoning request, the for sale sign will remain posted on Center Road. The remaining property behind the church that backs up to Lippincott, will be used to continue our ministries to focus. This focus includes or has a part of elderly, senior citizens, battered and abused. We will continue to do this because this still holds true with the current zoning that we have for Ebenezer Ministries. We were trying to do an outreach for the community to

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increase the property values of the neighborhood, not bring them down. Should this property not be approved, we will continue with the ministries of the elderly, battered and abused outreach.

Moved by Young, seconded by Bertram to recommend approval of Zoning Case #254 to the Burton City Council, contingent upon DPW recommendations. Motion carried 6-0.

D. AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh, spoke concerning Smitty's Storage not being on this agenda. She also noted that there are several proposals being made for senior housing in the Burton area when there are developments in other communities that are not to full capacity. She said the Robinson Drain is one thing that is common with all of the communities and she would hope the drainage district would be taken into consideration with the proposed developments. She said she would like to see an effort made to connect a road from Lippincott into the Meijer's store on Center Road.

Mr. Wright replied that Smitty's Storage would not be heard tonight.

Beverly Palm, 3294 Shannon Rd., inquired about the Safety Kleen business on Dort and Maple Roads. She said she would like a report given by Mr. Lacey concerning this business and asked if the reports would be available to her if she were to try and get one. She requested the time to ask questions of Mr. Lacey after his report is given.

Sue Layman, 1079 Arrowhead Dr., inquired about the Mayor stating that the council appointment will be held on September 23, 2000.

The Deputy Clerk informed Mrs. Layman that the Mayor stated that Paint for Pride would be held on September 23rd and he asked Mrs. Zelenko to appoint a Council Member to lead the Council team for this project.

E. SPECIAL USE:

1. BCPC #00-18

BY: Rizzo Development
5273 Empress Dr.
Grand Blanc, MI 48439

RE: 4258 Rizzo Blvd.
Lot 6 Rizzo Industrial Park
Section 31
M-1 Zoned

FOR: Self-Storage Facility

Kurt Yuhasz, Architect, said he is representing Mr. Rizzo in this project. He explained that Mr. Rizzo wants to develop Lot 6 of Rizzo Industrial Park, which is the largest lot, consisting of 5-1/2 acres. This will be a self-storage facility with living quarters for the manager. The site contains 13 storage buildings of various lengths and widths and accommodates the site provisions. The buildings are either 20', 30' or 45' wide. The 45' buildings would be used for interior conditions which are both heated and cooled. That is the standard size for that building. This is a corner lot with side yards and I-475 is to the west of the site. The primary entrance is from the subdivision road. The managers office and apartment complex will be approximately 2,000 sq. feet with a garage in the back. Also included in this proposal is an additional 1,700 sq. foot space for a supplemental office, which my client will occupy. The total square footage of the storage building on the site is about 72,000 sq. feet. The I-475 property line forms a buffer strip. The south property line is immediately adjacent to the 100 ft. Consumers Energy easement, which is mostly wooded. The site does revolve around a vehicular access. The storage buildings will be pre-engineered buildings and the design of those buildings will include a gabled roof design, which is required by your zoning ordinance. Facilities such as this have mostly doors. However, the entrance to the facility does take into

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consideration the street view. The property is zoned M-1 light industrial but a self-storage facility does require a special use.

Audience Participation:

Pauline Dargel, 6119 Hugh, questioned Mr. Rizzo coming before the Planning Commission prior to the ZBA approving the request. She spoke concerning the elimination of setbacks and the need for a self-storage business. The site is proper for this type of business, according to the Zoning Ordinance.

Mr. Wright said the reason for having this on tonight's agenda, is because the setback requirement was not considered significant, because the site is along the expressway on one side and along the Consumer's right-of-way on the other side. If approved tonight, it will be contingent upon DPW recommendations and getting the variance passed.

Mr. Young inquired about the type of storage that would be allowed.

Mr. Yuhasz replied it will be light storage. Based on a marketing analysis, the potential users will be residential. There is more of a need for residential use than commercial use.

Moved by Bertram, seconded by Walls to approve BCPC #00-18, contingent upon DPW recommendations. Motion carried 6-0.

F. SITE PLAN REVIEW(S):

1. SPR #00-19

BY: Rizzo Development Corp.
5273 Empress
Grand Blanc, MI 48439

RE: Burton Mini Storage
4258 Rizzo Ct.
Section 31
M-1 Zoned

FOR: Mini/Self-Storage Facility at
Rizzo Development Corp. Office

Mr. Yuhasz explained the aesthetics of the building styles. He said the manager's building and apartment will be a stand alone with an appearance of an office building. It will be constructed of brick masonry on the outside. We have a suggested landscape plan around the cul-de-sac radius. We are seeking a variance from the Zoning Board, regarding the setback requirements. The ordinance requires a 20 foot green area for commercially developed property and we are asking for a 20-foot buffer strip. We are seeking relief along two property lines because there is no additional value along the 20-foot space. On this particular proposal, all that particular access area will be paved. The office building takes on a commercial aspect with brick facade and a gable roof. The storage buildings will be light in color, such as white or beige. The success of this project is based on a marketing analysis. This is an ideal site for a project such as this. The industrial subdivision has sufficient storm water retention facilities, which will be a piped system underground.

Audience Participation:

Pauline Dargel, 6119 Hugh St., spoke about the unusual living quarters being proposed and asked if this project would be done in phases.

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Mr. Yuhasz stated that without building the manager and business office first, the project doesn't stand a chance of succeeding. He said they would be going before the Zoning Board of Appeals to ask for a variance for the additional 1700 square foot office space.

Mr. Wright said the DPW recommends approval for a storage facility of this nature. It will probably be the nicest one in the City so far. DPW doesn't have a problem with this request and the additional floor space.

Moved by Bertram, seconded by Walls to approve Site Plan Review #00-19, contingent upon DPW recommendations. Motion carried 6-0.

2. SPR #00-35

BY: Rizzo/Carpenter
P.O. Box 407
Grand Blanc, MI 48439

RE: Rizzo/Carpenter Construction
4105 Somers Dr.
Rizzo Industrial Park, Lots #17 & 18
Section 31
M-1 Zoned

FOR: Proposed Warehouse

Richard Hue, 8285 S. Saginaw St., Grand Blanc, MI, said he is representing the developers. The request is for a 43,000 sq. foot office/warehouse building to be located on Parcels #17 and #18. The northwest corner will have approximately 1200 sq. feet of office space and the rest of the building will be a warehouse. There will be two truck docks on the outside. There will be ample landscaping with a berm off Somers Drive. It will be completely screened from the residential area. This will be a one-story architectural block building.

There was no one in the audience who wished to speak.

Mr. Wright said the DPW staff thinks there is a great need for this type of facility. At numerous times we have had people come into our office asking if there is warehouse space available. There is a limited amount of warehouse space that fits into what the customer wants. With the General Motors subbing out a lot more of their jobs and warehousing, there is probably a real need for something like this. We think this is a good proposal.

Mr. Young asked what kind of products would be stored in this facility, next to or abutting a residential development. He also asked if there are any City limitations on the kinds of products that may or may not be stored.

Mr. Wright replied no, there are no requirements. The building will have to be designed for the type of storage they need. If it is going to be hazardous materials, that will have to be designed for such. If just a general warehouse, it would be just a box.

Mr. Young asked if the warehouse is designed for non-hazardous material, are there any City inspections that take place, on a periodic basis, which might allow you to know if there is hazardous material on the site.

Mr. Wright said it is his understanding that the building will be built to certain specifications, and at the present time, they plan to build a rectangular box until they have a customer. Should hazardous materials be involved, this would fall under Mr. Lacey's area. Mr. Wright said he would be doing the building inspection as it is being constructed. It would have to comply with the architectural plans that are submitted and the building code.

Moved by Young, seconded by Bertram to approve Site Plan Review #00-35, contingent upon DPW recommendations. Motion carried 6-0.

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3. SPR #00-36

BY: The Lockwood Group
30100 Telegraph Rd., Ste 426
Bingham Farms, MI 48025

RE: Meadowview Gardens Senior Apartments
2173 S. Center Rd.
Parcel #59-22-100-009 & 59-22-100-010
Section 22
HRM Zoned

FOR: Multi-Family Use-Senior Low Rise

Kristin Hershberger stated that she was representing The Lockwood Group. She presented a sketch of the plans and said they are proposing a four-story senior apartment complex to be located on Center between the car wash and St. Nicholas Church. Previously we were asking for a three-story complex, but at the July Zoning Board of Appeals meeting they approved a four-story, 126-unit senior complex. Ms. Hershberger said when they went into the design phase, they found that because of the site constraints, being that there is a drain along the back of the property that we cannot cross, we had to change to a four-story building, which is allowable under the zoning ordinance. We are proposing a 126-unit apartment complex with one entrance off Center Road. This is a congregate care facility, which allows all residents to all have individual apartments with kitchens and bedrooms. We have optional services, such as dining, laundry, housekeeping, but it is not mandatory. We are proposing carports and sidewalks all the way around. This site plan is contingent upon approval from the Zoning Board of Appeals.

Audience Participation:

Walter Borkovich, 6228 Greenview Dr., said he is representing the St. Nicholas Orthodox Church. He commented about the change from a three-story complex to a four-story complex. He said he is not opposed to this type of housing facility, but he can envision many problems because this facility will only have one way in and one way out because the County would not allow two cuts on Center Road. He is concerned about the residents using the Church parking lot entrance and exits to access Center Road. He asked the Commission for an iron fence similar to what Burton Place has.

Pauline Dargel, 6119 Hugh St., spoke concerning whether the drain would prevent the secondary road from Meijer's to Lippincott. She referred to the drain on Bristol and Fenton Roads where provisions were taken to alleviate this problem.

Chief Halstead, City of Burton Fire Department, stated that he was also under the impression that this would be a three-story complex. He said a four-story building would require an aerial ladder and he would have to depend on other departments if a fire were to happen. Chief Halstead said he has an opportunity to buy a share in an aerial truck to cover this territory. The Chief stated that he is also concerned about the radius on the roads going around, now that an aerial truck will be required. There is a requirement through the State that a sprinkler system must be installed.

Ms. Hershberger said there is sufficient space for the aerial trucks to maneuver.

Dennis Lacey, Assistant Fire Chief, said the ground would have to be hard packed around the building so the apparatus would not sink.

Carl Skrzynski, Partner in The Lockwood Group, said they would comply with the specifications in regards to how you want this built surrounding the building. He also spoke in regards to the fence that was requested by Mr. Borkovich. He said landscaping would be more aesthetically appealing than a fence.

Discussion continued regarding the fencing versus landscaping.

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Chief Halstead inquired about the radius and width of the road. He spoke about the cost of insurance with no aerial truck available to the building without mutual aid.

Mr. Skrzynski said MSHDA has agreed to finance this development. We tried to bury the drain and relocate it, but we did not prevail, so the drain stays.

Father Paul Jankos, 1117 Old Towne Ct., Grand Blanc, said the Church wants to build up good relationships with The Lockwood Group. Having just a few shrubs there will be a problem because people will be spilling over into our parking lot area. He noted that at one time, the City was discussing the possibility of having traffic lights on the Center Road corridor. Possibly the City could contact the County again about the traffic problems that occur along Center Road.

Sue Layman, 1079 Arrowhead Dr., spoke concerning the need for an aerial truck, because if the one available to us is being used, this would create a serious problem. We need to be able to accommodate the people in our area. She also spoke concerning the number of parking spaces for the residents.

Mr. Grantner addressed the parking space issue, stating that Mr. Strasser informed him that two parking spaces per unit are not required.

Boya Polymeros, 1185 Kra-Nur Dr., questioned the difference between the senior housing and multi-family housing. She expressed her concerns about the need for a fence to keep people off the church property.

Ms. Hershberger gave an explanation of the type of housing this would be.

Larry Petrella, 1081 Howe Rd., thinks there is a need for an aerial truck. He asked Chief Halstead if he has the opportunity to review the plans for the housing units.

Chief Halstead confirmed that he has looked at the plans, but they had been revised with the four-story proposal.

Paul Hildreth, 2364 Meadowcroft Dr., questioned why the County would only allow one entrance and exit into the complex.

Mr. Wright stated that the county doesn't want too many outlets onto Center Road, and limit the number for each business.

Beverly Palm, 3294 Shannon Rd., spoke concerning the request of the residents of Burton Place to have a stoplight to eliminate the traffic tie-ups. She asked if there were any plans to have a light installed to accommodate these people. She asked if the City could work with the Road Commission so the people in Burton Place can get in and out.

Mr. Wright said the City has no jurisdiction over this issue; it is up to the County Road Commission.

Mr. Brawner stated that when McDonald's built on Center Road, we made an agreement with them to share in the cost of a light, which will be in front of the credit union.

Mr. Borkovich again stressed the need for a fence between the church and the senior complex.

Carl Skrzynski said there would be more parking available than what the City requires and in their community they use less parking than what is designed. We will inform the residents they are not allowed to park next door. He said in light of the Fire Chief's concerns, he cannot offer to put a fence between the properties.

Allison Borkovich, 6228 Greenview Dr., questioned where the visitors would park while visiting the residents.

The representative from the architectural firm of Progressive Associates, Inc., explained about how the parking works and how the entire site was designed. He said the parking goes completely around the building and the

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entrances to the building are secured. People can drive around the entire site and find the entrance they need and park in that particular location.

Boya Polymeros expressed her concerns regarding the people who visit the residents coming onto the church property. There may be children visiting and it will be very tempting for them to play in the pavilion area and get into the chapel, where there are beautiful, expensive icons in there. She said the security of this property is extremely important.

Pauline Dargel, 6119 Hugh, spoke concerning the number of residents being reduced and therefore, the height of the building could be reduced. She also inquired about whether The Lockwood Group would consider contributing to the roadway between Meijer's and Lippincott Blvd.

Ms. Hershberger replied that no one has asked them about the roadway and they can't change the number of units.

Mr. Hildreth said the parking lot on the north side of us was used for about two year, but now they are parking on their own lot. There is now a split rail fence and a hedgerow between the properties.

Mr. Wright said the DPW has no problem with the development, but there are requirements that the units have to be sprinkled and totally fire separated from each other. Regarding the street in the back, if that was ever to be developed a street would have to be put in and the City of Burton cannot afford to do this. In addition to the DPW requirements, the Planning Commission may place other requirements upon The Lockwood Group, as well as the Zoning Board of Appeals when you go before them for the variances.

Mr. Bertram said he is concerned about the need for a ladder truck and he would like to see the fence put in.

Mrs. Walls said there is a lot of sewer usage along Center Road and she asked if the system in place would accommodate the usage. Mrs. Walls also stated that she would be against a fencing requirement for The Lockwood Group. However, if the church wants the fencing, they could pay for the cost of it if they want to.

Mr. Wright replied that the sewer system is adequate.

Mr. Brawner said that Mr. Skrzynski seemed emphatic about no fencing. He asked if it is because of the cost.

Mr. Skrzynski replied that the comment from the fire chief is his major concern. He questioned where the placement of the fence would be. He suggested that the site plan be approved, without the requirement of a fence, and if, in a year's time there was a problem, he would erect a fence. He said he would put this in writing but he also needs to know what the expectation is. Further discussion continued.

Mr. Grantner said those are issues that would be worked out at that time.

Mr. Brawner said he is not in favor of a fence.

Mrs. White said she is more concerned about the aerial truck than she is the fence. She has personal knowledge of this type of housing. She is not in favor of a fence.

Mr. Young asked if this project is feasible with only three-stories, or must you have four-stories.

Mr. Skrzynski said it is not feasible from a financial standpoint.

Chief Halstead said he is concerned about the 11-story, but there was also a bad fire with a one-story, such a Clara Barton. He stated he could reach the elderly people out of a three-story with the trucks he currently has, but he does have a concern about the four-story building. He said he is in favor of the development, but it is needed, but at the same time he wants to be able to protect the people.

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Mr. Bertram said he didn't mean to imply that he wasn't concerned about the fire protection, because he is.

A lengthy discussion continued regarding the need for an aerial fire truck and possibly have contributions given towards the purchase of one.

Mr. Brawner said this board is in a precarious situation, because The Lockwood Group has presented a nice proposal, but at the same time these folks need to be protected. It is difficult to vote for this project when you can't get to the people to protect them should there be a fire.

Mr. Young said he agreed with Mr. Brawner. Should we as a city be limiting the types of development because of our own inadequacies.

Mr. Skrzynski asked for this to be tabled until we have further discussions with the Fire Chief regarding this issue.

Moved by Walls, seconded by Young to table the motion until the next meeting of September 12, 2000 at 6:00 P.M. Motion carried 6-0.

G. ADMINISTRATIVE SITE PLAN REVIEW:

1. SPR #00-32

BY: Larry Melton
4172 S. Center Rd.
Burton, MI 48519

RE: Melton Market
3283 S. Saginaw St.
Parcel #59-29-300-018

FOR: Change of Ownership.

Mr. Wright stated that Mr. Melton came in just before closing today, and he works another job and is on the second shift. I told him he probably wouldn't have to be here. I have inspected his store because of a beer and wine transfer, and there are only one or two items to be completed and he will have met all of the requirements. DPW has no problem with this request.

Mr. Grantner stated that the Board has made the recommendation that all Change of Ownership applicants must come before the board and have someone here representing them.

Mr. Wright apologized for not having Mr. Melton at the meeting.

Moved by Bertram, seconded by Brawner to postpone Site Plan Review #00-32 until the next regular meeting of September 12, 2000 at 6:00 P.M. Motion carried 6-0.

H. BOARD DISCUSSION:

Mr. Lacey explained that he was hired in 1997 to do CERA Title 3 inspections for the City. One of the sites included in this is Safety Kleen, which is not a CERA Title 3 site. There are 922 sites to be inspected, with 112 that must meet certain specifications to get CERA Title 3. It is mandated that each fire chief have a list of all businesses and what they have. He explained how they track the businesses and reviewed the form with the pertinent information when visiting the site. He said he stops by Safety Kleen for an inspection but has had no problem out of them. It is a transfer station and the containers are sealed and transferred to the rail cars. They use intermodal containers and nothing stays at that site overnight

Beverly Palm, 3294 Shannon Rd., addressed several issues in regards to the Safety Kleen business. She has concerns about the spacesuits the workmen wear; the concrete area that was previously there and is now gravel;

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daily parking of the gondolas; the environmental control and the impact this business will have on the wells in the area.

Don Sanderlin, Killarney Pk. Dr., said he would like to know what is in the tanks that the trucks haul in there.

Mr. Lacey said there are restrictions they must follow and he has seen no violations.

Chief Halstead stated that he would be more concerned about the railroad cars traveling through Burton with the tank cars, etc., than he would be of S & K. The railroad has no requirements. He said he doesn't believe the water in the Killarney Park neighborhood is not being contaminated from the S & K business.

Mr. Bertram said he understands that the obvious things need to be inspected, but they made promises and has not kept them. There were to be no storage tanks left overnight and no more than seven gondolas at any one time. There must be 100 gondolas out there on the gravel surface, and they should only be on a hard surface. They have not lived up to their promises. If they can't keep the simple promises, how can they keep the harder ones.

Mr. Lacey said the steel shavings are done on the inside of the building.

Mr. Bertram said since the neighborhood has been raising their voices, the site has cleaned up considerably.

Mr. Lacey said they have an open door policy and you can visit the site at anytime.

Mr. Bertram asked if there were any discrepancies from what is allowed, would they be included in the report. He was advised yes, but none have been found.

Chief Halstead said they will follow the law to the letter and if they find any violations, the business will be shut down.

Mr. Bertram said when the business first went in, the board was to have an annual report.

Mr. Grantner said the questions have been raised because they have not adhered to the requirements. There may some internal problems within the city regarding this business.

Chief Halstead asked what means our city should take to regulate this, because Mr. Lacey follows the law in regulating their performance in transferring the material in and out. If there was an agreement with the City that there were to be no empty containers, possibly the Code Enforcement Officer should be contacted to get this taken care of.

Mr. Grantner thanked Mr. Lacey and Chief Halstead for their insight in this matter.

The next regularly scheduled meeting will be held on Tuesday, September 12, 2000, at 6:00 P.M.

Meeting Adjourned at 8:40 P.M.

Cheryl M. Ladd, CMC
Deputy City Clerk

CML