

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MINUTES
MAY 18,2000, 6:00 P.M., COUNCIL CHAMBERS

The Meeting was called to order by Bill Kalanquin, Chairman, at 6:00 P.M.

MEMBERS PRESENT: Berry, Hammon, Kalanquin, Layman, Parker, Scott and Weatherford.

MEMBERS ABSENT: None.

OTHERS PRESENT: T. Strasser, Deputy Planning Official; R. Hamilton, City Attorney and C. Ladd, Deputy City Clerk.

A. APPROVE THE MINUTES OF THE FOLLOWING MEETINGS:

Berry moved and Layman seconded the following motion:

Approve and authorize the Second Regular ZBA Meeting of May 4, 2000, at 6:00 p.m., as printed. Motion carried 7-0.

B. AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh St., said several of the cases before the boards this evening are zoning change cases. Why are these cases brought before you to make the decision on these cases, other than economically feasible for the applicant. If the property needs a different use, then it should be handled as a zoning change. She also spoke about the postponement of cases at the applicant's choice, when five members are present.

C. BOARD DISCUSSION:

Mr. Parker said he received a flier from MML regarding a new book by Steve Langworthy. It is a handbook for ZBA members and thinks it would be beneficial for each member to have one. The cost is \$15.00.

Mr. Strasser said there is a budget for the ZBA and Planning Commission. The City Council must approve certain expenditures, but he didn't think it would be a problem to order the books.

Moved by Parker, seconded by Layman to order the ZBA handbook at a cost of \$15.00 each, for the ZBA members. Motion carried 7-0.

Mr. Hammon explained that there is money set aside in each budget for training and the money could be used to order the books. He agreed that the book would be beneficial and Mr. Hammon will handle getting the books ordered.

Mr. Parker said this is Mr. Berry's last meeting and he would like to take the opportunity to thank Homer Berry for his insight and help he gave me when I first came on the board.

Mr. Kalanquin said the board, as well as the entire city, would like to extend their thanks to Mr. Berry for his many years of service.

D. YEARLY APPLICATIONS:

Yearly application postponed from May 4, 2000:

1. ZBA #00-20

BY: Hess Cement Works
3206 S. Center Rd.
Burton MI

FOR: Lot 4, Center Rd. Acres
Section 28, C-2 Zoned

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1. ZBA #00-20

RE: M-2 use in a C-2 zoned area,
contractors storage yard. (5 Votes)

Howard Hess, 3206 S. Center Rd., Burton, MI, said the property is used for storing cement vehicles and he would like to continue doing so.

Audience Participation:

Robert Linn, 3188 S. Center Rd., said he is neither for nor against this proposal, but has several questions concerning this

Site. He asked if the storage on the property would be the same as that on N. Dort Highway. He asked where the storage would be located on the property and if there would be a privacy fence around the equipment. He also inquired about a cleanup system and if there would be setbacks on the front and from the lot line and would whatever is approved, be checked for compliance.

Mr. Hess stated he would only be storing construction equipment and he would keep the place cleaned up. He said he would have a privacy fence around the equipment and would comply with the setback areas.

Mr. Strasser stated that this application originally came before the board in 1992, where he asked for two dump trucks and that is what was approved at that time. He is now asking to store more than the two dump trucks and this would be getting into an industrial use. DPW recommends approval of the two dump trucks, only.

Mrs. Layman asked how many years the variance had been approved. She was advised this was to be a yearly renewal.

Mr. Strasser said there were complaints made a couple of times and we checked on this and it was brought back into compliance.

Mrs. Weatherford asked, if when the property was sold, was the variance to be sold along with the property.

Mr. Strasser said the use would go with the property.

Mr. Berry noted that there was a similar situation located on Bristol Road and he said he is against approval of the request.

Moved by Weatherford, seconded by Layman to deny the request for M-2 use in a C-2 zoned area for a contractors storage yard for ZBA #00-20. Motion carried 7-0.

2. ZBA #00-21

BY: SK Services LC
4475 S. Dort Hwy.
Burton MI 48529

FOR: Parcel #59-33-300-012
M-1 Zoned

RE: M-2 use in M-1 zoning for the transfer
of non-compacted solid waste from
containers to Railroad Condola's, within
an enclosed building. (5 Votes)

James Harrison, 4475 S. Dort Hwy., Burton, MI, said he is representing SK Services. He explained that the business has been there for the past six years and they are asking for an M-2 use in M-1 zoning. He said the variance is to sustain the business. We will employ 35 people and use local people for employment.

Audience Participation:

Beverly Palm, 3294 Shannon Rd., Burton, MI, gave a brief background of what the business had requested when they filed for their original site plan review in 1992. She said in 1994, the owners asked to transfer some truck to rail gondolas, with no sort of solid waste on this site at the facility. Also, they were to pave the entire parking area, but today, most of that concrete is dirt. In 1996 another variance was requested and it was approved by the Zoning Board. Mrs. Palm addressed the issue of the Assistant Fire Chief having to inspect the site on an on-going basis. They were to get a yearly variance, and according to Mr. Strasser, they have not gotten a variance since 1996. At the site today, there are people wearing space-type suits. We, the residents, are concerned about water, health and the value of our property. The residents of Killarney Park are asking you to turn down their variance request.

Don Sanderlin, 4460 Killarney Park Dr., Burton, MI, also spoke against the variance request. He noted that S & K is the biggest holder of cleaning fluids and yet they have assured the residents they are not putting liquids in this area. The board should go to the site and look at this operation. Please deny this request.

Pauline Dargel, 6119 Hugh St., Burton, MI, asked if Mr. Harrison knew if the 20-year plan is still in place. She also asked if their client is exclusively GM and if the spill control is still the same as when it was presented to the City.

Russ Brown, 3365 Shannon Rd., asked if the EPA or DNR ever checked the site. He said when the wind blows out of the West, there is also a smell that comes from that area. He said they work all night as he can hear this from his home. He suggested that the Board visit the site before approving the variance.

Bill Cooke, 4386 Killarney Park Dr., Burton, MI, said his concern is someone overseeing what is happening at the site. He said there should be some type of inspection done by the City for this type of operation. If you should allow this operation to continue, please add some very strict guidelines.

Barbara Pettey, 3295 Shannon Rd., Burton, MI, asked how this owner got the variance. She voiced her concerns about safety of the wells in the area and the operation of this type of business being allowed so close to a residential area.

Mr. Kalanquin responded that when a building is sold, the variance goes with the building, not the owner.

Robert Linn, 3188 S. Center Rd., said he is concerned about kids playing in Thread Creek. He asked if the water from this business runs into Thread Creek.

Mr. Harrison responded to the residents concerns. He confirmed that S & K is the largest holder of part washers in the State, but this is a separate operation. He said at the S & K site they do deal with any liquid solvent. He said what is being done at this site is the same thing that was done with the previous owners. The business is 90% non-hazardous and

10% State or Federally regulated. He said the EPA does check the operation and the railroad checks the gondola cars. The chance for contamination is basically 0%. We deal with one customer, GM, and take care of their latex paint sludge.

We do not bring in anything outside the US. The suits the employees wear helps keep the dust off their clothes. They also

Wear hardhats because of safety regulations. The DEQ comes in but they haven't been in for about eight months. We do have a contingency plan that was updated this past summer. We have a storm water pollution plan on file with the State. He commented that he has been in this type of business for about 10 years and this is the least toxic handling facility. Mr.

Harrison said the operation would cause no contamination to the drinking water and they do not have an around-the-clock operation. He said they have an open-door business. In regards to Thread Creek, it is adjacent behind our property but there is no direct access to it and there should be no concern about our facility affecting the creek.

Larry Petrella, 1081 Howe Rd., asked about the Right-to-Know Law and if the City knows what type of materials are going in and out of the business. He also asked if the board had any backup materials from the report. Mr. Petrella addressed the issue of the parking lot being dirt and asked there should be a study done to determine what is there.

He asked what the hardship would be if the request wasn't approved.

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Mr. Hamilton, City Attorney, replied that Mr. Stewart prepared the Right-to-Know information. This was done initially and there was a report that included this site, along with several other sites. Mr. Hamilton said whether there was a review of the manifests, he didn't know. The information from the reports is kept at the Fire Department.

Karen Bryant, 3348 Shannon Rd., Burton, MI, inquired why they are digging a large hole on the site.

Beverly Palm, 3294 Shannon Rd., Burton, MI, said she spoke with the fire marshal and was assured the containers were used for training purposes. She inquired whether the blue gondolas, sitting on the switch track, were empty. This is not to be a storage area. There are different kinds of trucks in and out of the site. She also asked what the nature of the hardship would be.

Mr. Harrison explained that the gondolas are railcars and the blue cars are intermodal truck-sized containers. He addressed the hardship issue by stating that their economics is based on GM and they need to consolidate into the gondola cars. He noted that the containers on site are either empty or contain non-hazardous materials. If they are out on the rail, the local CSX will pull those out on their schedule and push the empty containers back to our yard. The trucks you see have been painted yellow since the name was changed to S & K. The west end of the parking facility is gravel, but

we do keep that level and hard and we spend a lot of money to maintain the graveled area. Mr. Harris said it doesn't know when the last impact study was done.

Mrs. Scott asked about the hole that was being dug on the site.

Mr. Harrison stated they haven't dug any hold on their site.

Mr. Hamilton gave a brief history of the site prior to USPCI taking it over, and explained how the M-1 and M-2 zoning use would fit this site. He also explained that the oversight fee was established so the citizens of Burton didn't have to bear the cost. The people who do the inspections are paid out of the general fund. The company is required to post a bond and provide active security at all times, as well as maintain the fence around the outside. The variance made was a renewable variance and not a permanent variance. Therefore, this is why they are before the board this evening. The same basic conditions apply this evening as before. This is a use on this site, which is basically an M-2 use and the property is

zoned M-1, so it is not a permitted use on the site without the variance. It is up to the petitioner to prove that there is practical difficulty or unnecessary hardships involved in utilizing this site strictly for purposes of utilizing M-1 zoning classification. We are here for a fresh review, and this board is not bound by any decisions made by the prior Zoning Board of Appeals. If you decide that it is appropriate, but only under certain conditions, then it is within your authority to do so.

Mrs. Weatherford questioned the fact that one of the residents mentioned there was an odor and he's talking about closed containers. Where is the smell coming from?

Mr. Hamilton said that the City does make regular unannounced visits to the site by the Assistant Fire Chief. We are not certain what other agencies are inspecting that site.

Mr. Strasser stated he has a letter from the Assistant Fire Chief, and when he has made inspections, he has found no violations.

Mrs. Layman asked Mr. Harrison why soil samples haven't been done on a regular basis as they were when they first moved the business into the area.

Mr. Harrison replied that the DEQ and the EPA said there was no need to take them because there virtually was no risk. We can make a routine scheduling to take the same and show them to the Board if you would like.

Mr. Berry said this is an M-1 zoning and if we approve the variance to M-2 and S & were to move on, we would have a piece of M-2 property that could be used for a heavier use.

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A brief discussion was held concerning whether the variance would continue to stay with the property should the owner Move on. Mr. Hamilton explained the difference in how the law reads when a zoning change and a variance are being considered.

Mr. Hammon asked Mr. Strasser if he was aware of any particular stipulations on this property as it relates to the Drain Commission.

Mr. Strasser said no, not on this site that he is aware of. He also noted that the DEQ has monitored the Thread Creek for several different reasons and they have only found one problem, which was taken care of, but it was not generated by this business. It was entirely a different business.

Mr. Hammon asked if a large area of the asphalt is broken, and why hasn't the driveway been maintained?

Mr. Strasser said he went by the site and the driveway looks fine, but there is an area on the south side that has been Pulverized and resembles gravel. If there is anything that is leaking out, it would go into the soil.

Mr. Harrison said they keep the trucks and our containers with materials in them on the south side of the building. We have a strict spill contingency plan, that if there is a hydraulic line that breaks, we put oil dry on it and soak it up and take care of it immediately.

Mr. Hammon stated that this board is put here to accept the responsibility to protect the community. Once there is a variance allowed, then a precedent has been set. We have a choice on this and once we let this happen, they could come back and ask for another variance. He said he would not approve more than an M-1 zoning.

Mrs. Layman said she visited the site about three weeks ago, and they are moving the gondolas onto the scales so you are moving them off the cement to where there is just gravel.

Mr. Harrison said the business will significantly decline in the next three months by about 30%. With the Delphi spin-off from GM, the Delphi business will no longer come through this station. If this variance isn't approved, the business will shut down. It is a true hardship.

Mr. Hammon said he doesn't know how the business got in the position of shutting down if the variance isn't approved. With this type of business, some consideration should have been given to the fact that this business would be hard to get approved.

Mr. Parker noted that the request is for a renewal. He said when the variance was approved in 1996, there were stipulations made and if the people lived up to the stipulations, it would be hard to turn down. Although this is a controversial site, but before us there is a variance whether they can do solid waste transfer inside a closed building. This doesn't have anything to do with anything else that goes on at that site. This is all we need to be looking at this evening.

Moved by Layman, seconded by Scott to deny the request for ZBA #00-21 for an M-2 use in M-1 zoning for the transfer of non-compacted solid waste from containers to railroad gondolas, within an enclosed building. Motion carried 4-3 with Berry, Kalanquin and Parker voting no.

E. NEW APPLICATIONS:

New application postponed from May 4, 2000:

3. ZBA #00-24

BY: Steeplechase Development Corporation
4285 Wilderness Court
Grand Blanc, MI 48439

FOR: West 110 ft. of Parcel #59-01-300-002

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3. ZBA #00-24

RE: Proposing a multi-family 4 unit building in
a R1-A district. (5 Votes)

Neil Martz explained that they are proposing a modification of a previously approved proposal. The parcel in question is the western most 110 feet that sits in front of Brookwood Golf Course that originally was proposed to have four buildings containing two units each. My partners and I have developed the second building and one of the units has been sold and the other one is vacant, with a 1700 sq. foot 2-1/2 bath duplex condominium. While constructing the development, we had massive amounts of negative comments relating to the dumpster and the air conditioning units that are housed on the Brookwood Golf Course complex. In an effort to continue our development further to the East, we were approached by a gentleman who wished to purchase the 110 feet. There will be four tenant spaces, two on the first floor and two on the second floor with approximately 1,000 feet of each. Through negotiations with the applicant, we have required him to construct a building with the style and color coordination of the building that we constructed. We have also asked him to place a brick planter across the front of the building itself. The hardship with the request has to do with the placement of the dumpster and the air conditioning because they were to be placed elsewhere on the property. The property is zoned single family with a use variance for a duplex dwelling and precludes us from placing our building there. We don't think it would be a detriment to the health, safety and public welfare to that area.

Audience Participation:

Susan Siegrist, 6064 Eastmoreland, said she had a petition that opposed the request. She said there is too much congestion on the road and the density is too shallow. She asked how much land is owned and if they plan to rent or being bought. She said she lives across the street from the property and thinks it will devalue her property. She questioned what the ordinance stipulates as to the number of beds per acre.

Sam Pinta, 1483 Lyle St., said he has lived in this area for 38 years and is concerned about his property value decreasing.

Pauline Dargel, 6119 Hugh St., gave a brief background about the area and inquired about the square footage for each unit. She doesn't think the property was meant for multiple housing. She noted that there are single family homes surrounding this area and if there is a hardship for the applicant, it was self-imposed.

Mr. Martz said unit #2 has been sold and they are current living in this unit. There is no requirement prohibiting someone from renting the units. He said he owns the land, but not the building that will be constructed.

Hope White, 6056 Davison Rd., said she has concerns about the wetland area being filled because there is a creek that runs through this area.

Mr. Strasser stated they are not asking for multiple family zoning, but for a multiple family use. If the use is granted, the only thing that could be built there is a four-unit apartment such as Mr. Martz presented in the material you have. The property still remains R-1A zoned. The property is on Davison Road but is somewhat isolated. The DPW review shows that the property doesn't really lend itself to single family homes. Many golf courses have multi-family use, condominiums and single family homes around them. What he is asking for is not unusual and we think it is a viable proposal.

Mr. Martz said the wetland said there was no designated wetland area or flood plain on our particular project. They didn't fill in the wetland area. The area that was being constructed was by the City of Burton watermain project.

Moved by Layman, seconded by Scott to deny ZBA #00-24 for a multi-family 4 unit building in a R-1A district. Motion carried 5-2 to deny with Berry and Hammon voting no.

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4. ZBA #00-28

BY: Tracey Huffman
1028 Schumacher
Burton MI

FOR: 1028 Schumacher

RE: To construct an attached garage at 3 ft. from the west property line; 10 ft. required.
(4 Votes)

Mrs. Huffman, 1028 E. Schumacher, explained that they had an addition built on the back of their house and they would like to replace the existing garage and attach the new one to the house. The garage would be sided and roofed.

Mr. Strasser said the existing garage is 3 feet from the property line. It would not be obtrusive to the neighborhood because there is a business to the West. There is also a block wall on the backside. Even though the brick buildings are there, they would be required to have a firewall on the inside.

Moved by Berry, seconded by Layman to approve ZBA #00-28, to construct an attached garage at 3 ft. from the west Property line. Motion carried 7-0.

5. ZBA #00-29

BY: Matt Wright for Speedway
5000 W. 86th St.
Indianapolis IN 46268

FOR: 1258 E. Bristol at I-475

RE: To construct a building in the rear setback, 25 ft. required; 8 ft. requested. (4 Votes)

Rick Maurer, Marathon National Petroleum, said they are asking for a rear yard variance and setback so we can construct a building 8 feet from the rear yard property line. We will raise the existing building and replace it with a more modern facility with five dispensers out front. There would be a 48'x81' building with a trash enclosure. We would be keeping the existing tanks and adding one more. Our site does not have a lot of depth to it and to facilitate a safe traffic pattern throughout the site, we need to keep the building back in order to get the traffic in and out of the dispensers. This will be especially important for our transport.

Audience Participation:

Pauline Dargel, 6119 Hugh St., asked if the location is currently occupied. She was advised yes.

Mr. Strasser said the DPW has no problem with the proposal and thinks it is a good proposal.

Mr. Berry said the site plan review was approved at the last Planning Commission meeting. In regards to moving the building back, it would facilitate the movement of the traffic. There is congestion there now, with people trying to pull in and out with the traffic on Bristol Road stacking up.

Mrs. Layman said she visited the site and didn't see a problem with the request.

Moved by Scott, seconded by Layman to approve ZBA #00-29 to construct a building in the rear setback, 25 ft. required; 8 ft. requested. Motion carried 7-0.

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6. ZBA #00-30

BY: James Ballinger
3427 Camden
Burton, MI

FOR: 3427 Carman

RE: Exceed square footage of 864 sq. ft. by an additional 224 sq. ft. Total accessory structure will be 1,088 sq. ft. Presently has an 8 ft. x 8 ft. shed – proposes to build a 32 ft. x 32 ft. detached garage. (4 Votes)

James Ballinger, 3427 Camden Ave., explained that he does competitive fishing and he has a large boat with a large amount of equipment on it and it wouldn't fit in a normal size garage. This will be a detached garage and will be 20 feet from my house and 12 feet from the lot line.

There was no audience participation.

Mr. Strasser said there was a drawing submitted which shows the garage attached to the home.

Mr. Ballinger replied no, the garage will not be attached to the home.

Mr. Strasser said this request exceeds the ordinance requirements and we would like to stay within the ordinance. He said there is a proposal coming before the Planning Commission to increase the square footage of accessory structures that would be allowed, but that hasn't been passed yet.

Mrs. Weatherford asked Mr. Strasser how big of a structure he could build without a variance, on his property.

Mr. Strasser replied he could build a 20'x40' or thereabouts.

Mrs. Weatherford asked Mr. Ballinger if he could settle for something smaller.

Mr. Ballinger said the section of the garage that would house the boat will be 32 feet and the other part will be 30 feet, but will be 32 feet long, because I still have two cars and a boat. I've got to get it out of the weather, plus I've had two vandalism's on my vehicle.

Mr. Parker stated that the request does exceed the ordinance, but by a small amount, and we have approved a structure this size before. Because this gentleman doesn't have a garage at the current time, I think this should be approved.

Moved by Parker, seconded by Weatherford to approve ZBA #00-30 to build a 32'x32' detached garage. Motion carried 7-0.

7. ZBA #00-31

BY: Jerry Clark
4033 S. Dort Hwy.
Burton MI

FOR: Lots 15, 16, 17, 18 and 19, Way Acres

RE: Obtain a C-3 use variance for outdoor sales of manufactured homes, recreational vehicles and new/used cars under C-2 zoned location.
(5 Votes)

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Mr. Clark said he has Lots 18 and 19 with C-3 use and now he has the property next door to it. The property next to that is an auto shop. He would like to expand the manufactured homes. Being a seasonal business for manufactured homes, I would also like to have a used car lot next to the car shop. The lot is open with an old building on it and I would prefer to keep the lot for outdoor sales. It is C-2 zoning and I am looking for C-3 use.

There was no audience participation.

Mr. Strasser stated that after reviewing the site, the DPW asks that no action be taken until the site is brought into compliance. If and when that is done and this case brought back in front of you, we ask that you also recommend this case go to the Planning Commission for site plan review for the lots that he is requesting.

Mrs. Layman noted that when he came before the board the last time, he was to put in shrubbery and make the corner look nice.

Mr. Clark said the part where the grass is growing there is a lot of glass and asphalt and we are trying to get this cleaned up so things can grow there.

Mr. Hammon asked what some of the violations consist of.

Mr. Strasser said the landscape is not in place, the homes are not arranged as presented on the site plan and the signage is illegally oversized and it is not mounted on the pole, but is leaning against the building.

Mr. Clark said they attempted to attach the sign to the building, but didn't want to compromise the roof. The sign was vandalized and cut and needs to be repaired. The homes are in and out on a constant basis. I am doing what I can that is economically feasible.

Mr. Hammon asked what the criteria is for the homes resting on the lot.

Mr. Strasser said as long as they are sitting on the lot as a model, they can just be on wheels.

Mr. Clark said they do not leave them sitting on the wheels, but on concrete blocks. He said they are trying to use different methods to see what is the best way to go.

Mr. Hammon asked Mr. Clark if he had had any discussion with Mr. Strasser in regards to these violations, prior to this meeting.

Mr. Clark replied no, this is the first time they have been discussed.

Mr. Hammon asked if Mr. Strasser would be in favor of approval with the stipulations that the violations are taken care of.

Mr. Strasser replied no.

Moved by Layman, seconded by Scott to table ZBA #00-31, until further review of the site plan so the applicant will comply with the site plan that is currently on file. Motion carried 7-0.

8. ZBA #00-32

BY: Hot Spot Tanning, LLC

1360 Lyle St.
Burton, MI

FOR: 6016 Lapeer Rd. / Bentley Plaza

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8. ZBA#00-32

RE: To conduct a C-3 special use in a C-2 zoned
area for a fitness center. (5 Votes)

Connie Burlingame, 1360 Lyle St., Burton, said she is asking for a special use for a fitness center and would be using half of the old US 23 Market building.

Mr. Strasser said he doesn't know why the fitness center would be C-3 special use. It is still from the ordinance of 1972. This building has had an extremely hard time getting tenants in there and this could be because of the Rite-Aid out front.

We think this is a reasonable request and she has a vested interest in the building because she may come before us again for a day care. DPW recommends approval.

Mr. Hammon asked what is being done with the video store.

Mrs. Burlingame said she has some ideas for the video store.

Mr. Parker asked if there would be enough parking area.

Mr. Strasser replied, that when Rite Aid was proposed, we took their square footage of retail and they figured the amount of parking required. They paved on the east and south sides of the parking and there is enough parking to cover that lot. It may not be convenient for every doorway, but there is sufficient parking.

Moved by Parker, seconded by Berry to approve ZBA #00-32 to conduct a C-3 special use in a C-2 zoned area for a fitness center. Motion carried 7-0.

Meeting Adjourned at 8:25 P.M.

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML