



FELDMAN AUTOMOTIVE JSP16-31

Feldman Automotive JSP 16-31 with Rezoning 18.713

Public hearing at the request of Feldman Automotive for Planning Commission’s recommendation to City Council for rezoning of property in Section 23, located on the south side of Grand River Avenue between Novi Road and Meadowbrook Road from RM-1 (Low-Density Multiple-Family) to P-1 (Vehicular Parking). The subject property is approximately 1.67 acres with 0.9 acres requested to be rezoned.

REQUIRED ACTION

Recommend to City Council approval or denial of rezoning request from RM-1 to P-1.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	7-26-16	<ul style="list-style-type: none"> • Items to be addressed on the next site plan submittal
Engineering – Public Utilities	Approval recommended	8-10-16	<ul style="list-style-type: none"> • Rezoning to P-1 will have no impact on utilities
Traffic	Approval recommended	7-21-16	<ul style="list-style-type: none"> • Waiver recommended for Rezoning Traffic Impact Study • Items to be addressed on the next site plan submittal

MOTION SHEET

Approval

In the matter of the request of Feldman Automotive, JSP16-31, with Zoning Map Amendment 18.714, motion to **recommend approval** to City Council to rezone the subject property from RM-1 (Low-Density Multiple-Family) to P-1 (Vehicular Parking) *for the following reasons:*

1. *The Master Plan for Land Use objective to foster a favorable business climate is fulfilled by allowing an existing business to expand,*
2. *The Master Plan for Land Use objective to support and strengthen existing businesses is fulfilled by allowing an existing business to expand and develop a vacant parcel,*
3. *This is a reasonable alternative to the recommended land use and will be consistent with zoning to the east,*
4. *There is no negative impact expected on public utilities as stated in the Engineering memo, and*
5. *It provides an opportunity for a long-standing business to expand at their current location.*

- AND -

Approval – Rezoning Traffic Impact Study Waiver

In the matter of the request of Feldman Automotive, JSP16-31, with Zoning Map Amendment 18.714, motion to **approve** the Rezoning Traffic Impact Study waiver, as the proposed rezoning is not expected to result in additional trips.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

-OR-

Denial

In the matter of the request of Feldman Automotive, JSP16-31, with Zoning Map Amendment 18.714, motion to **recommend denial** to City Council to rezone the subject property from RM-1 (Low-Density Multiple-Family) to P-1 (Vehicular Parking) *for the following reasons ...*

- AND -

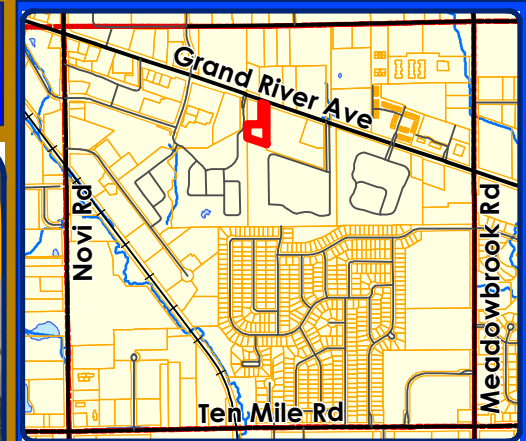
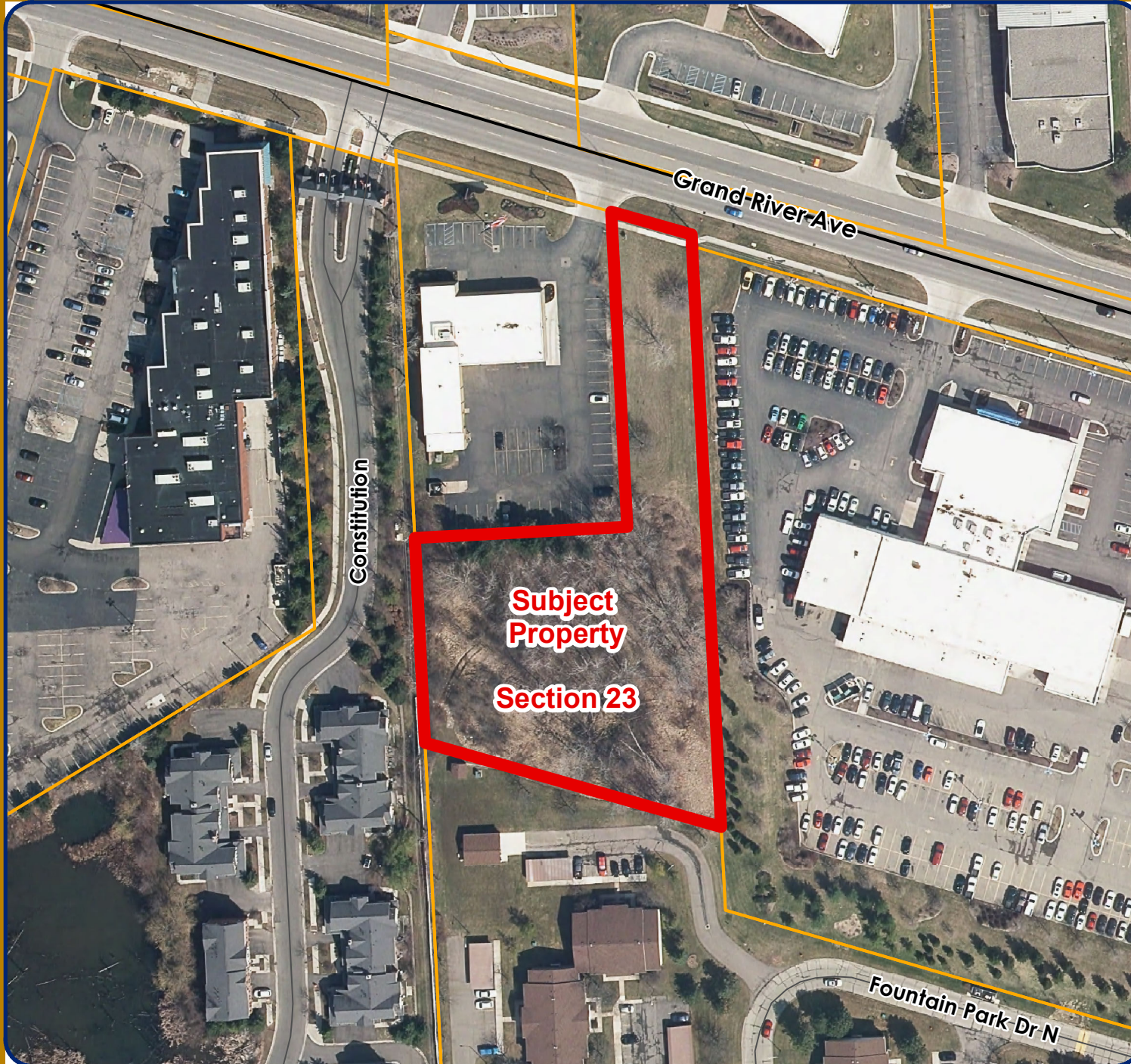
Denial – Rezoning Traffic Impact Study Waiver

In the matter of the request of Feldman Automotive, JSP16-31, with Zoning Map Amendment 18.714, motion to **deny** the Rezoning Traffic Impact Study waiver *for the following reasons ...*

Maps
Location
Zoning
Future Land Use
Natural Features

16-31: Feldman Automotive - Rezoning

Location



LEGEND

 Sections



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Kirsten Mellem

Date: 07/27/16

Project: 16-31 Feldman Automotive - Rezoning

Version #: 1



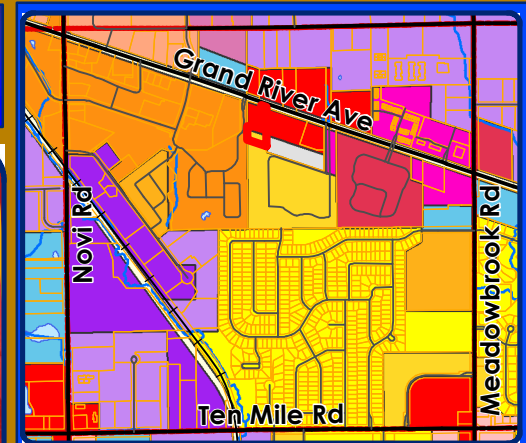
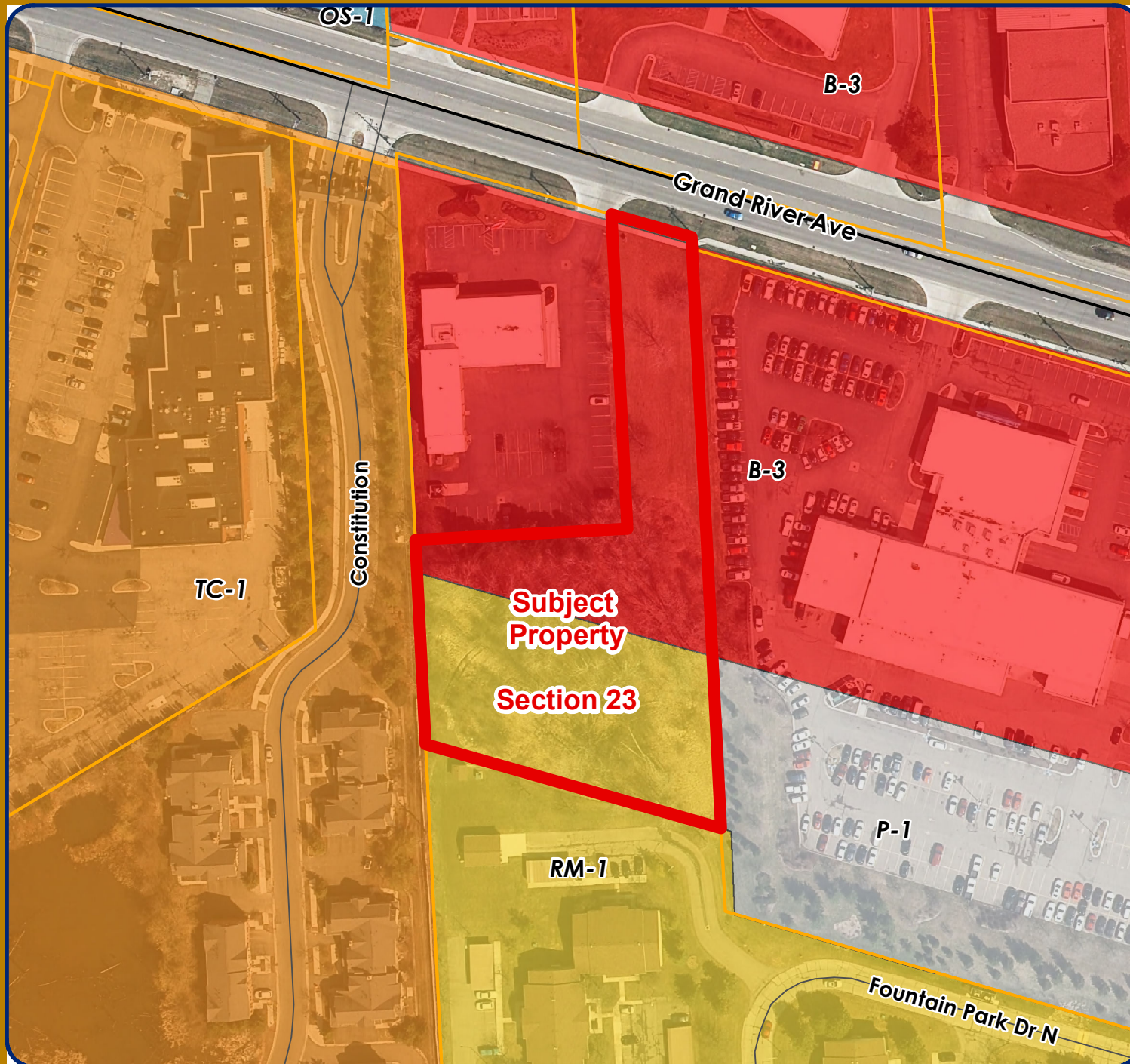
1 inch = 125 feet



MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

16-31: Feldman Automotive - Rezoning Zoning



LEGEND

- Sections
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- B-1: Local Business District
- B-3: General Business District
- GE: Gateway East District
- I-1: Light Industrial District
- I-2: General Industrial District
- NCC: Non-Center Commercial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- P-1: Vehicular Parking District
- TC: Town Center District
- TC-1: Town Center -1 District



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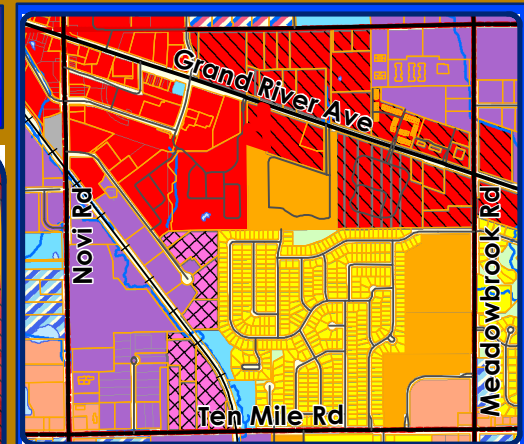
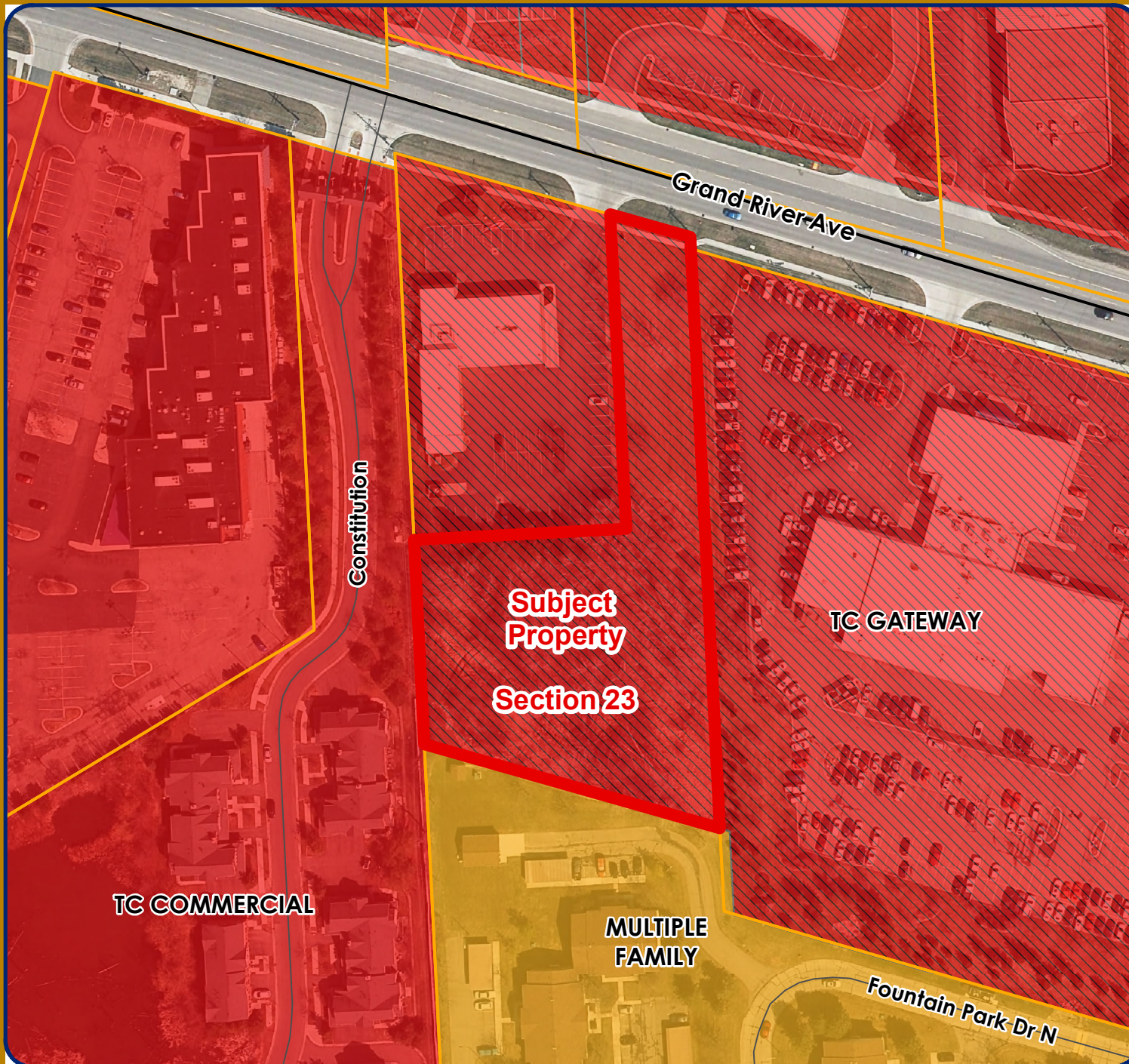


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16-31: Feldman Automotive - Rezoning

Future Land Use



LEGEND

- Sections
- FUTURE LAND USE
 - Single Family
 - Multiple Family
 - Community Office
 - Office Commercial
 - Industrial RD Tech
 - Heavy Industrial
 - Local Commercial
 - TC Commercial
 - TC Gateway
 - Public
 - Private Park
 - Cemetery



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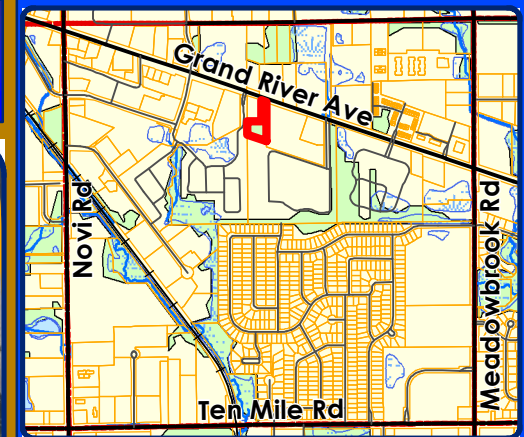


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16-31: Feldman Automotive - Rezoning

Natural Features



LEGEND

- Sections
- WETLANDS
- WOODLANDS



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REZONING SIGN PLOT PLAN

REZONING SIGN REQUIREMENTS:

PER CITY OF NOVI REQUIREMENTS, THE REZONING SIGN MUST MEET THE FOLLOWING SPECIFICATIONS:

1. BLACK LETTERS ON A WHITE BACKGROUND.
2. SIZE: MINIMUM FOUR (4) FEET (VERTICAL) BY SIX (6) FEET (HORIZONTAL)
3. SIGN FACE MUST BE EXTERIOR PLYWOOD, ALUMINUM OR A SIMILAR DURABLE ALL-WEATHER MATERIAL
4. SIGN SUPPORT SYSTEM MUST BE STRUCTURALLY SOUND AND ABLE TO WITHSTAND LATERAL WIND OF FOURTEEN POUNDS PER SQUARE FOOT.
5. WORDING AND FONT SIZE SHALL BE AS FOLLOWS:

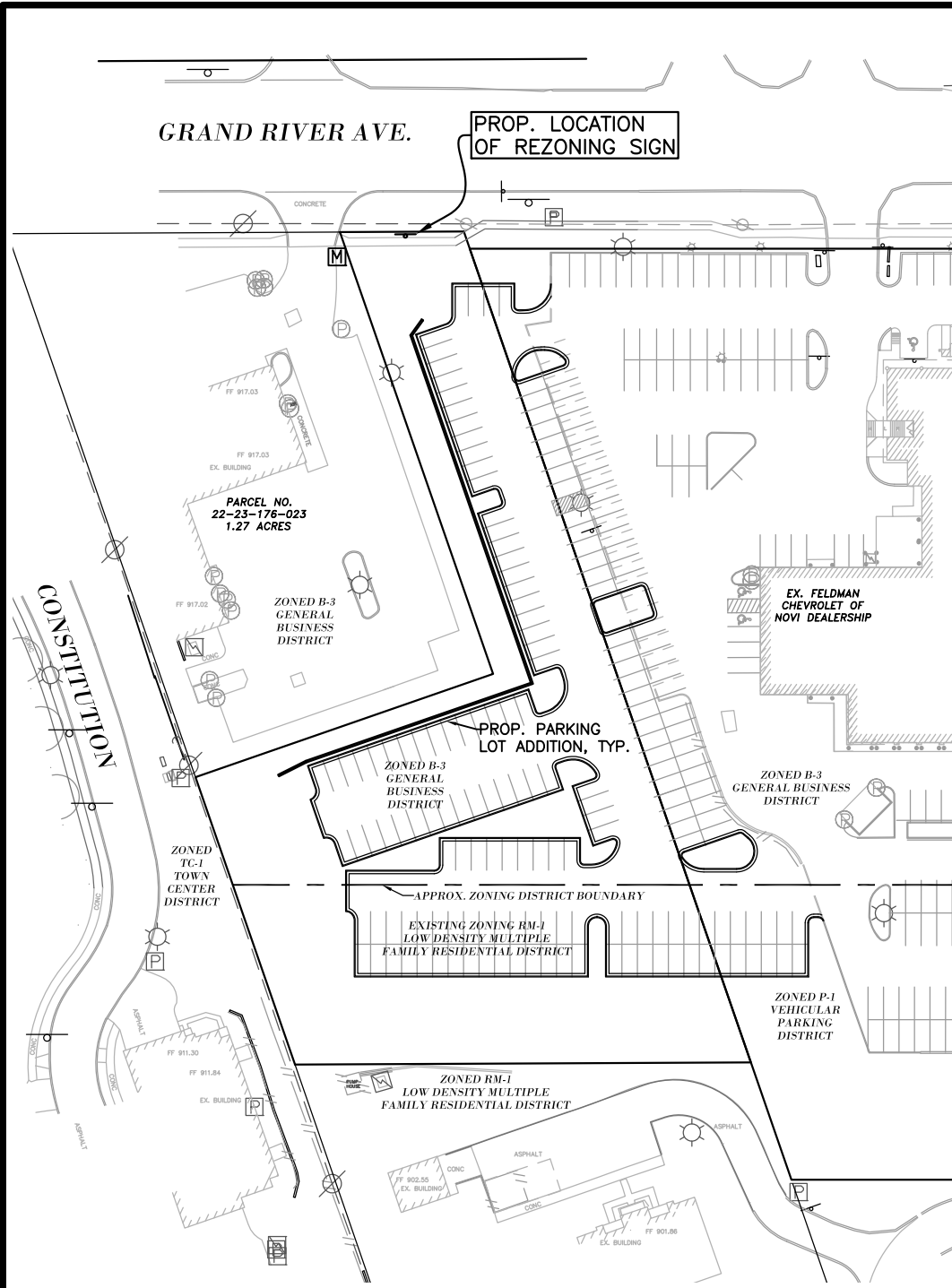
MIN. 8" HIGH LETTERS

**ZONING CHANGE PROPOSED
FROM RM-1 TO P-1**

FOR MORE INFORMATION CALL:
NOVI COMMUNITY DEVELOPMENT DEPARTMENT
248-347-0475

MIN. 4" HIGH LETTERS

6. REZONING SIGNS MUST BE REMOVED WITHIN:
 - SEVEN DAYS OF ENACTMENT OF THE REZONING REQUEST BY CITY COUNCIL;
 - SEVEN DAYS OF WITHDRAWING REZONING APPLICATION
 - SEVEN DAYS OF DENIAL OF REZONING REQUEST BY CITY COUNCIL
 (FAILURE TO REMOVE THE SIGN(S) WITHIN THE ALLOTTED TIME PERIOD MAY REQUIRE THE REMOVAL OF THE SIGN BY THE CITY AND/OR PROSECUTION AT THE OWNER'S EXPENSE.)
7. REFER TO THE CITY OF NOVI REQUIREMENTS FOR ADDITIONAL INFORMATION.



ALPINE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377
(248) 926-3701 (BUS)
(248) 926-3765 (FAX)

CLIENT: FELDMAN AUTOMOTIVE, INC.	DATE: 06-30-2016				
REZONING SIGN PLOT PLAN	DRAWN BY: SD				
FELDMAN CHEVROLET OF NOVI - PARKING LOT ADDITION	CHECKED BY: TG				
SECTION: 23 TOWNSHIP:1N RANGE:8E					
CITY OF NOVI OAKLAND COUNTY MICHIGAN	<table border="1" style="margin: auto;"> <tr> <td style="padding: 5px;">FBK:</td> <td style="text-align: center; font-size: 2em; padding: 10px;">1</td> </tr> <tr> <td style="padding: 5px;">CHF:</td> <td></td> </tr> </table>	FBK:	1	CHF:	
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08-172.4

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

July 26, 2016

Planning Review

Feldman Automotive, Inc.
JSP16-31 with Rezoning 18.713

Petitioner

Feldman Automotive, Inc.

Review Type

Rezoning Request from RM-1 (Low-Density Multiple-Family) to P-1 (Vehicular Parking)

Property Characteristics

- Site Location: South side of Grand River Ave. between Novi Road and Meadowbrook Road (Section 23)
- Site Zoning: RM-1 (Low-Density Multiple-Family)
- Adjoining Zoning: North: B-3 General Business; South: RM-1 Low-Density Multiple-Family; East: P-1 Vehicular Parking; West: TC-1 Town Center-1
- Current Site Use: Undeveloped
- Adjoining Uses: North: Commercial; South: Multiple-Family; East: Feldman Chevy/Kia; West: Multiple-Family
- School District: Northville Community School District
- Site Size: 1.67 acres gross; rezoning approx. 0.9 acres

Project Summary

The petitioner is requesting a Zoning Map amendment for 0.9-acre of a 1.67-acre property on the south side of Grand River Ave. between Novi Road and Meadowbrook Road (Section 23) from RM-1 (Low-Density Multiple-Family) to P-1 (Vehicular Parking). The applicant states that the rezoning request is necessary to allow the expansion of their parking lot for more contiguous storage of vehicles due to security issues off-site.

The parcel has split zoning of B-3 on the north adjacent to Grand River Ave. and RM-1 on the south adjacent to existing, developed RM-1. The applicant is proposing to rezone the southern portion in line with the current zoning of P-1 to the east. As this is not a PRO (Planned Rezoning Overlay) rezoning, the applicant is not bound to develop a specific plan after rezoning has been approved.

The applicant submitted for a Pre-Application Meeting, which was held on June 22, 2016. Planning stated that the property zoned as RM-1 does not allow off-street parking as the primary use. Therefore, the applicant chose to submit for a rezoning of the property. The Master Plan and Zoning Committee met on August 17, 2016 to discuss the rezoning because it does not follow the Future Land Use Map recommendation for the site. The committee provided some comments regarding the plan.

Master Plan for Land Use

The Future Land Use Map of the 2010 City of Novi Master Plan for Land Use identifies this property as TC Gateway and the property to the south of this parcel as Multiple Family. The property to the east and across Grand River Ave. are zoned TC Gateway and to the west is zoned TC Commercial.

The proposal would follow objectives listed in the Master Plan for Land Use including the following:

1. Objective: The City, working with the development community and partners, should continue to foster a favorable business climate. The proposal would allow an existing business to expand and provide better security for their business product.
2. Objective: Support and strengthen existing businesses, as it is easier to keep a business in the City than attract a new one to fill a vacant facility. The proposal would allow an existing business to expand and develop a long-standing vacant parcel.

Development Potential

Development of this property will require rezoning for any potential use as it is a split-zoned parcel. Therefore, a potential applicant could ask for rezoning to RM-1 or B-3 to provide a contiguous zoning district for the whole parcel. However, only B-3 zoning would be consistent with the Future Land Use Map and a rezoning to a TC district would be the most appropriate. This could result in a development to consider rezoning to RM-1, however not supported by the Future Land Use Map, it could result in the construction of up to a 15-unit multiple-family building. As proposed, the development would be limited to off-street parking with special land use for the southern portion and would stay B-3 General Business on the northern portion, which allows outdoor spaces for sale of automobiles with special land use.

Existing Zoning and Land Use

The following table summarizes the zoning and land use status for the subject property and surrounding properties.

Land Use and Zoning: For Subject Property and Adjacent Properties

	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Property	B-3: General Business (north) RM-1: Low-Density Multiple-Family (south)	Vacant land	TC Gateway (uses consistent with TC/TC-1 Zoning Districts)
Northern Parcels (across Grand River Ave.)	B-3: General Business	Shopping Plaza; Commercial	TC Gateway (uses consistent with TC/TC-1 Zoning Districts)
Southern Parcels	RM-1: Low-Density Multiple-Family	Multiple Family	Multiple Family Housing (9.3 DUA)
Eastern Parcels	B-3: General Business (north) P-1: Vehicular Parking (south)	Feldman Chevy	TC Gateway (uses consistent with TC/TC-1 Zoning Districts)
Western Parcels	TC-1: Town Center-1	Main Street Shopping; Multiple-Family Housing	TC Commercial (uses consistent with TC/TC-1 Zoning Districts)

Compatibility with Surrounding Land Use

The surrounding land uses are shown in the above chart. The compatibility of the proposed rezoning with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request.

All properties immediately adjacent to the subject property are developed.

The properties directly **north** of the subject property are currently functioning as commercial and retail. The current zoning map indicates B-3 for the property.

Directly to the **south** of the subject properties is currently functioning as a multiple-family rental community. The current zoning map indicates RM-1 for the property.

The property to the **west** of the subject property along Grand River Ave. is Belle Tire, an access road to Main Street Village Apartments, and Main Street shopping. It is developed according to TC-1 development standards.

To the **east** of the subject property is Feldman Chevy/Kia Dealership. It is zoned B-3 and P-1 split along the same as the proposed rezoning for the subject parcel.



Comparison of Zoning Districts

The following table provides a comparison of the current (RM-1) and proposed (P-1) zoning classifications.

	RM-1 Zoning (Existing)	P-1 Zoning (Proposed)
Principal Permitted Uses	<ol style="list-style-type: none"> Multiple-family dwellings Independent and congregate elderly living facilities Accessory buildings and uses customarily incident to any of the above uses Shared elderly housing Accessory buildings and uses customarily incident to any of the above uses One-family detached dwellings Farms and greenhouses Publicly owned and operated parks, parkways, and outdoor recreational facilities Cemeteries Home occupations Keeping of horses and ponies Family day care homes Accessory buildings and uses customarily incident to any of the above uses 	<ol style="list-style-type: none"> Off-street vehicular parking areas
Special Land Uses	<ol style="list-style-type: none"> Convalescent homes, assisted living facilities, hospice care facilities, and child care centers Accessory buildings and uses customarily incident to any of the above permitted uses 	<ol style="list-style-type: none"> Parking for sale of new, unlicensed motor vehicles and parking of licensed rental and loaner motor vehicles
Minimum Lot Size	Sec. 3.8.1 (must meet density restrictions)	None
Minimum Lot Width	Sec. 3.8.1 (must meet density restrictions)	None
Building Height	35 ft. or 2 stories, whichever is less	No buildings allowed
Building Setbacks	Front: 50 feet Side: 75 feet Rear: 75 feet	Front: NA Side and Rear: Sec. 3.22.8.A – landscape berm required adjacent to residential zoned districts.

Infrastructure

- **Engineering**

The Staff Engineer has reviewed the rezoning request. The rezoning request would reduce the demand on the existing utilities in the area. Therefore, the rezoning to P-1 would have no impact on utilities.

- **Traffic**

As part of the initial review of the proposed project during the Pre-Application meeting, the Traffic consultant recommended the applicant request a waiver for the Rezoning Traffic Impact Study (RTIS) requirement due to no additional trips expected because the parking spaces will be used for inventory.

Natural Features

As part of the initial review of the proposed project during the Pre-Application meeting, the wetland consultant identified one regulated wetland consisting of 0.07 acres and identified 87 regulated woodland trees on site.

Recommendation

Approval of the *Rezoning is recommended* because the rezoning request fulfills two objectives of the Master Plan for Land Use by fostering a favorable business climate and strengthening an existing business. The rezoning is a reasonable alternative to the recommended land use and will be consistent with zoning to the east. The rezoning provides an opportunity for a long-standing business to expand at their current location and puts to use a vacant parcel. The rezoning will have no negative impact on public utilities.

The request conforms to the requirements of the Zoning Ordinance. The rezoning is the first step in the process; the applicant will still need to seek the required approvals from Planning Commission for the Preliminary Site Plan, Special Land Use, Wetland Permit, Woodland Permit, and Stormwater Management Plan.

Other Reviews:

- a. Traffic Review: **Recommends approval** with waiver for Rezoning Traffic Impact Study.

Next Steps

This Site Plan is scheduled to go before the Planning Commission on September 14, 2016.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or kmellem@cityofnovi.org.



Kirsten Mellem, Planner

ENGINEERING REVIEW

MEMORANDUM



TO: BARBARA MCBETH, CITY PLANNER
FROM: JEREMY MILLER, STAFF ENGINEER *JM*
SUBJECT: REVIEW OF REZONING IMPACT ON PUBLIC UTILITIES
REZONING FELDMAN CHEVROLET PARKING LOT ADDITION
DATE: AUGUST 10, 2016

The Engineering Division has reviewed the rezoning request for the 1.67 gross acres located on the south side of Grand river Avenue and west of Meadowbrook Road. The applicant is requesting to rezone 1.67 acres from B-3 and RM-1 to P-1. The rezoning request would reduce the demand on the existing utilities in the area. Therefore, the rezoning to P-1 Parking would have no impact on utilities.

cc: Rob Hayes, P.E.; City Engineer
Ben Croy, P.E.; Water and Sewer Senior Manager

TRAFFIC REVIEW

Memorandum

To	Barbara McBeth, AICP	Page	1
CC	Sri Komaragiri, Kirsten Mellem, Brian Coburn, Jeremy Miller, Richelle Leskun		
Subject	PSP 16-0073 – Feldman – Pre-App – Traffic Review		
From	Matt Klawon, PE		
Date	July 21, 2016		

The rezoning plan was reviewed to the level of detail provided and AECOM **recommends approval** for the applicant to move forward with the condition that the comments provided below are adequately addressed to the satisfaction of the City.

GENERAL COMMENTS

1. Feldman Chevrolet of Novi is located on the south side of Grand River Avenue between Novi Road and Meadowbrook Road. The applicant is proposing a parking lot addition located on the existing property.
2. The applicant has proposed a portion of their property be rezoned from RM-1 (Low Density Multiple Family Residential District) to P-1 (Vehicular Parking District). The proposed P-1 zoning is in compliance with the City of Novi Zoning Ordinance under the special land use of parking for sale of new, unlicensed motor vehicles.
 - a. The parking area is an accessory to and designed for use in connection with an adjoining business as required in the City's zoning ordinance.
 - b. The proposed parking area is also contiguous to a RM-1 residential district.

TRAFFIC IMPACTS

1. The additional parking spaces will be used for inventory and therefore no additional trips are expected as a result of the parking lot addition. The applicant has requested a waiver for the Rezoning Traffic Impact study (RTIS).

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

AECOM

A handwritten signature in blue ink, appearing to read "Sterling Frazier".

Sterling J. Frazier, E.I.T.
Reviewer, Traffic/ITS Engineer

A handwritten signature in blue ink, appearing to read "Matthew G. Klawon".

Matthew G. Klawon, PE
Manager, Traffic Engineering and ITS Engineering Services

APPLICANT RESPONSE LETTER



46892 West Road, Suite 109
Novi, Michigan 48377
Phone: (248) 926-3701
Fax: (248) 926-3765
Web: www.alpine-inc.net

June 30, 2016

City of Novi Planning Commission Members
45175 W. 10 Mile Road
Novi, MI 48375

Re: Feldman Chevrolet of Novi Automotive Dealership – Parking Lot Expansion
42355 Grand River Avenue
Waiver Request for the Rezoning Traffic Impact Study
(PSP 16-0073)

Dear Planning Commission Members,

Our client, Jay Feldman, is requesting a waiver for the Rezoning Traffic Impact Study.

As noted by the City's traffic review consultant, AECOM, "the additional parking spaces will be used for inventory and therefore no additional trips are expected as a result of this parking lot addition."

If you have any questions or comments, please feel free to contact us.

Regards,
Alpine Engineering Inc.

Shiloh Dahlin
Project Engineer

Enclosures

cc: Jay Feldman, Feldman Automotive (Copy via email)
Mark Szerlag, Thomas A. Duke Company (Copy via email)

**MASTER PLAN AND ZONING COMMITTEE
DRAFT MEETING MINUTES
AUGUST 17, 2016**



MASTER PLAN AND ZONING COMMITTEE
City of Novi Planning Commission
August 17, 2016 at 6:00 p.m.
Novi Civic Center – Mayor’s Conference Room
45175 W. Ten Mile, Novi, MI 48375
(248) 347-0475
DRAFT Minutes

CALL TO ORDER

The meeting was called to order at 6:00 p.m.

ROLL CALL

Present: Members Robert Giacopetti and Mark Pehrson

Not Present: Member Michael Lynch

Staff Present: Barbara McBeth, Kirsten Mellem, David Gilliam

APPROVAL OF AGENDA

Moved by Pehrson, seconded by Giacopetti.

**VOICE VOTE ON AGENDA APPROVAL, MOTION MADE BY MEMBER GIACOPETTI AND
SECONDED BY MEMBER PEHRSON:**

A motion to approve the August 17, 2016 Master Plan and Zoning Committee agenda. *Motion carried 2-0.*

AUDIENCE PARTICIPATION AND CORRESPONDENCE

None

DISCUSSION ITEMS

- A. Rezoning request from RM-1, Low-Density Multiple-Family to P-1, Vehicular Parking
Review and provide comments on the rezoning request for property east of Novi Road and south of Grand River Ave.

City Planner Barb McBeth presented the application from Feldman Automotive to rezone 0.9-acre of a 1.67-acre property on the south side of Grand River Ave. between Novi Road and Meadowbrook Road (Section 23) from RM-1 (Low-Density Multiple-Family) to P-1 (Vehicular Parking). The Future Land Use Map recommends TC Gateway as the anticipated future use of the property. Since the rezoning is not consistent with the Future Land Use Map, the request has been brought before the Master Plan and Zoning Committee for discussion.

Member Giacopetti commented on the vision and future of the Grand River Corridor and the TC district stating that a dealership is not necessarily one of the uses in that vision. He asked if the property owners had any intentions of moving to another location that is larger and could accommodate the parking needs. The applicant stated that there are limited areas in Novi that would provide the required features. Member Pehrson stated that the parcel is an odd shape and would be limited on its development potential. He mentioned another property in the area that has sat vacant for many years because of its odd shape and location; it is not the intent to see that happen again. The Members were in consensus that the PRO option doesn't make sense for this property. The Traffic Impact Study would also

be unnecessary since there would be less trips made since the vehicles would be closer to the dealership and not at an off-site facility. The Members ultimately had no objection to the proposed rezoning application. The required public hearing will be held on September 14, 2016 at 7:00pm.

B. Rezoning request from OST, Office Service Technology to B-3, General Business with Planned Rezoning Overlay (PRO)

Review and provide comments on the rezoning request for property at the southwest corner of 14 Mile Road and Haggerty Road.

Planner Kirsten Mellem presented the application for rezoning from OST and B-3 to B-3 with PRO. The petitioner is requesting to rezone a 2.03 acre property on the west of Haggerty Road and south of 14 Mile Road (Section 1) from OST (Office Service Technology) and B-3 (General Business) to B-3 (General Business) utilizing the Planned Rezoning Overlay (PRO) option. The Future Land Use Map recommends Office Research Technology as the zoning. Since the rezoning is not consistent with the Future Land Use Map, the request has been brought before the Master Plan and Zoning Committee for discussion.

The applicant has proposed a 4,000 square foot convenience store and 5,400 square foot fuel canopy over 8 double-sided fuel dispensers. This would include razing the existing 2,417 square foot building and 6 double-sided fuel dispensers. As part of the redevelopment, existing driveways will be shifted away from the intersection and aligned with the driveways across 14 Mile Road and Haggerty Road. Speedway is proposing to dedicate approximately 10 feet of ROW along 14 Mile Road to the Road Commission for Oakland County. There will be an above-ground detention basin in the southwest corner of the enlarged property.

Member Giacopetti asked about the aesthetics of the new building stating that this location is very prominent and we would expect a great look at this entry point into the city. The sheets with the elevations were reviewed and the applicant stated that this is one of the top 10 locations in the state. All Speedway stations are corporate owned, which provides quality assurance of product and brand. The investment by Speedway will result in additional employees.

Another question was raised regarding the 30 feet of landscaped area that will be undeveloped on the west side of the parcel. The applicant stated that they intent to landscape and keep as a buffer since the site grades and other constraints prevent them from developing it. Staff pointed out that while this buffer is not required, it is a nice feature to buffer between the proposed development and the existing bank and office building, which currently provide no buffer at the property line. Member Pehrson stated that this proposal fits the area, is a great upgrade for the corner, and has no other concerns. The required public hearing will be held on September 14, 2016 at 7:00pm.

C. Approval of the February 17, 2016 Master Plan and Zoning Committee meeting minutes

VOICE VOTE ON MEETING MINUTES APPROVAL, MOTION MADE BY MEMBER GIACOPETTI AND SECONDED BY MEMBER PEHRSON:

A motion to approve the February 17, 2016 Master Plan and Zoning Committee Meeting minutes. Motion carried, 2-0.

ADJOURN

Moved by Giacopetti, seconded by Pehrson. The meeting was adjourned at 6:39pm.