

**Minutes of the special meeting of the Georgetown Township Planning Commission, held
Wednesday, March 1, 2017**

Meeting called to order by Chairman Honderd at 7:30 p.m.

Present: Greg Honderd, Richard VanderKlok, Don Hebler, Donna Ferguson, Tim Smit, Jeannine Bolhouse

Absent: Steve Hall

Also present: Mannelle Minier, Zoning Administrator

#170301-01 – (PUD1603-01) Final Development Plan for phase 1 for the Eagles Roost Condo PUD, for condominiums, along with various amenities, on parcels of land described as P.P. # 70-14-17-200-025 and P.P. # 70-14-08-400-046, located at 7920, 8024 and 8100 36th Ave., Georgetown Township, Ottawa County, Michigan., in a (PUD) Planned Unit Development district, Georgetown Township, Ottawa County, Michigan.

Todd Stuive, Exxel Engineering, represented the applicant and presented the request. He noted that Randy Koetje, developer was also present.

The Zoning Administrator presented a [staff report](#).

Tim Smit asked about the landscaping plan and was told that the ordinance just requires amounts and sizes, and the ordinance does not stipulate more than that.

Greg Honderd said that Unity Timbers was tight and this should be widened.

Randy Koetje presented another elevation and said that colors would be coordinated. He also said that this development was widened because they left room in the front yard.

The chairman opened the floor to public comments. No one was present to make public comments. The chairman closed the floor to public comments.

Moved by Richard VanderKlok, seconded by Don Hebler, to adopt the staff report as finding of fact and to approve (PUD1603-01) Final Development Plan for phase 1 for the Eagles Roost Condo PUD, for condominiums, along with various amenities, on parcels of land described as P.P. # 70-14-17-200-025 and P.P. # 70-14-08-400-046, located at 7920, 8024 and 8100 36th Ave., Georgetown Township, Ottawa County, Michigan., in a (PUD) Planned Unit Development district, Georgetown Township, Ottawa County, Michigan, **as shown on the following:**

- a. [Sheet 1](#) of 3 dated 2/15/17 FINAL PUD,
- b. [Sheet 2](#) of 3 dated 2/15/17 FINAL PUD,,
- c. [Sheet 3](#) of 3 dated 2/15/17 FINAL PUD,,
- d. The [application and narrative](#) and document stating the changes,
- e. The floor plans and elevations,
- f. The sign details provided.

On the basis that the following are met:

- a. **Qualifying conditions in Sec. 22.2.**

- b. **The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development.**
- c. **The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community.**
- d. **The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning.**
- e. **The proposed PUD meets all the site plan requirements of Chapter 22 including Sec. 22.8, D.**

Based on the Planning Commission determination that any regulatory modification from traditional district requirements are approved through a finding that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards, including the deviations as shown and noted on the plan.

And with the following conditions:

- a. **As per Sec. 22.2(B), the site must be serviced by public water and sanitary sewer, which is to be coordinated with the Department of Public Works.**
- b. **The sidewalk along 36th Ave. and along the northern property line adjacent to Box Elders Drive shall be provided by the developer.**
- c. **The minimum size of the guest parking spaces shall be 9 by 20 feet.**
- d. **A streetlight is shown at the intersection of Golden Eagle Way and Box Elders Dr. is the sole financial responsibility of the developer to install, maintain and to supply electricity.**
- e. **The width of the parcel is 454 feet; therefore 19 trees are required to be planted along 36th St.**
- f. **All outstanding fees are paid prior to any building permits being issued.**
- g. **Sign permits are required for all sign installation.**
- h. **Each individual unit of a two-or multiple family dwelling unit shall be provided with an attached enclosed garage with a minimum of 200 square feet.**
- i. **The architectural design and all structures and elements of future phases shall coordinate with the elevations provided and approved.**
- j. **The following must be submitted to the Township prior to the time a building permit application is submitted to the Township.**
 - 1. **Proposed deed restrictions, covenants, or similar legal instruments to be used within the PUD.**
 - 2. **A Storm Water Drain Permit from the Water Resources Commission's Office.**
 - 3. **A recorded PUD agreement (according to Sec. 22.11).**
 - 4. **Either the deed restrictions or the PUD agreement shall contain language related to the maintenance of the open space and the landscaping.**

MOTION CARRIED UNANIMOUSLY.

#170301-02 – Adjournment

The meeting was adjourned at 7:45 p.m.

Minutes of the 2nd special meeting of the Georgetown Township Planning Commission, held Wednesday, March 1, 2017 after the first special meeting

Meeting called to order by Chairman Honderd at 7:45 p.m.

Present: Greg Honderd, Richard VanderKlok, Don Hebler, Donna Ferguson, Tim Smit, Jeannine Bolhouse

Absent: Steve Hall

Also present: Mannelle Minier, Zoning Administrator

#170301-03 – (PUD0001-01) Final Development Plan for the Glen Eagle PUD, for sixteen detached single family condominiums with a minimum reduced front yard setback of a minimum of 21 feet, on a parcel of land described as P.P. # 70-14-26-276-114, located at Glen Eagle Trail, Georgetown Township, Ottawa County, Michigan, in a (PUD) Planned Unit Development district, Georgetown Township, Ottawa County, Michigan.

Greg Honderd abstained from discussion and voting. Tim Smit took over as chairperson.

The Zoning Administrator presented a [staff report](#).

Pete Lazdins represented the applicant and presented the request.

Richard VanderKlok stated the following. This site has unique topography. There are existing condos on the north side that all have a 30 foot front yard setback. He drove through the area and looked at the 30 foot setback. Reducing the setback to 21 feet doesn't sound like much, but they will be close to the road. But this is a unique piece of property.

Jeannine Bolhouse asked how much traffic there would be and was told that the speed limit was 17 mph and there were speed bumps, resulting in slow traffic. She was also told that there would not be much traffic because no one would come that way.

Tim Smit said that he was concerned and didn't know how the reduced setback would look.

Pete Lazdins said that the 21 foot dimension was from the porch that extended 4 feet and the building is further back.

Don Hebler stated the following. The reduced setback is close to the road. They have to determine what is best for the Township and residents. There will not be heavy traffic. They have done a nice job with what they have to work with.

Richard VanderKlok stated the following. Other projects like the Eastbrook PUD have small lots with houses close to the road. Based on what he sees and the comments laid out, they are working with what they have. People buy the Eastbrook homes and they sell. So there should be no problem here. The views will be nice.

Pete Lazdins said that this will be a better project than what was initially proposed where the entry was on the lower level. These will be low key single family ranches.

The chairman opened the floor to public comments. No one was present to make public comments. The chairman closed the floor to public comments.

Moved by Richard VanderKlok, seconded by Don Hebler, to adopt the staff report as finding of fact and to approve (PUD0001-01) Final Development Plan for the Glen Eagle PUD, for sixteen detached single family condominiums to have a minimum front yard setback of 21 feet, on a parcel of land described as P.P. # 70-14-26-276-114, located at Glen Eagle Trail, Georgetown Township, Ottawa County, Michigan, in a (PUD) Planned Unit Development district, Georgetown Township, Ottawa County, Michigan, **as shown on the following:**

- a. Sheet C101 dated 2/27/2017 PUD AMENDMENT,
- b. Sheet C201 dated 2/27/2017 PUD AMENDMENT,
- c. Sheet C301 dated 2/27/2017 PUD AMENDMENT,
- d. Sheet C302 dated 2/27/2017 PUD AMENDMENT,
- e. Sheet C401 dated 2/27/2017 PUD AMENDMENT,
- f. Submittal materials.

On the basis that the following are met:

- a. **Qualifying conditions in Sec. 22.2.**
- b. **The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development.**
- c. **The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community.**
- d. **The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning.**
- e. **The proposed PUD meets all the site plan requirements of Chapter 22 including Sec. 22.8, D.**

Based on the Planning Commission determination that any regulatory modification from traditional district requirements are approved through a finding that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards, including the deviations as shown and noted on the plan.

And with the following conditions:

- a. **No more minor site plans or final development plans shall be submitted, reviewed and approved unless and until, a preliminary development plan is submitted of the entire PUD showing all structures, existing and proposed, along with all dimensions and encompassing all previous approvals.**
- b. **ALL OTHER previous approvals remain in effect except that the 16 units of this final development plan have a minimum of a 21 foot front yard setback.**
- c. **As per Sec. 22.2(B), the site must be serviced by public water and sanitary sewer, which is to be coordinated with the Department of Public Works.**
- d. **All outstanding fees are paid prior to any building permits being issued.**
- e. **Each individual unit shall be provided with an attached enclosed garage with a minimum of 400 square feet.**
- f. **The architectural design of all structures and elements shall coordinate with the existing architectural design of all structures. The architectural design of all future phases shall coordinate with the elevations provided and approved and with previous approvals.**
- g. **The following must be submitted to the Township prior to the time a building permit application is submitted to the Township.**

- 1. A Storm Water Drain Permit from the Water Resources Commission’s Office. Already submitted.**
- 2. A recorded PUD agreement (according to Sec. 22.11).**
- 3. Either the deed restrictions or the PUD agreement shall contain language related to the maintenance of the open space and the landscaping.**

Yeas: Richard VanderKlok, Donna Ferguson, Don Hebel, Tim Smit, Jeannine Bolhouse
Nays: None
Absent: Steve Hall
Abstained: Greg Honderd

MOTION CARRIED UNANIMOUSLY.

#170201-04 – Adjournment

The meeting was adjourned at 8:10 p.m.

Greg Honderd returned to chair the meeting.

Minutes of the regular meeting of the Georgetown Township Planning Commission, held Wednesday, March 1, 2017

Meeting called to order by Chairman Honderd at 8:10 p.m.

Present: Greg Honderd, Richard VanderKlok, Don Hebel, Donna Ferguson, Tim Smit, Jeannine Bolhouse,
Absent: Steve Hall
Also present: Mannelle Minier, Zoning Administrator

#170301-05 – Agenda for March 1, 2017

Moved by Richard VanderKlok, seconded by Donna Ferguson, to approve the agenda as submitted.

MOTION CARRIED UNANIMOUSLY.

#170301-06 – Minutes of the regular February 15, 2017 meeting

Moved by Richard VanderKlok, seconded by Tim Smit, to approve the minutes as presented.

MOTION CARRIED UNANIMOUSLY.

#170301-07 – (Ordinance 2017-02) (REZ1702) Site Condominium Ordinance and Revisions to Chapter 3 and 24

The Zoning Administrator presented a [staff report](#).

The chairman opened the public hearing. No one was present to make public comments. The chairman closed the public hearing.

Moved by Richard VanderKlok, seconded by Donna Ferguson, to adopt the staff report as finding of fact and to recommend to the Township Board to approve the following resolution:

GEORGETOWN CHARTER TOWNSHIP
OTTAWA COUNTY, MICHIGAN
(Ordinance No. 2017-02)

At a regular meeting of the Township Board for the Charter Township of Georgetown, held at the Township Offices on _____, 2017, the following Ordinance/ordinance amendment was offered for adoption by Township Board Member _____, and was seconded by Township Board Member _____:

AN ORDINANCE TO AMEND THE GEORGETOWN CHARTER TOWNSHIP ZONING
ORDINANCE FOR SITE CONDOMINIUMS AND REVISIONS TO CHAPTER 3 AND 24

THE CHARTER TOWNSHIP OF GEORGETOWN (the "Township") ORDAINS:

Article I. The Georgetown Charter Township Zoning Ordinance, as amended, is hereby amended to revise Chapter 24 and Sec. 3.26 and to add the following Sec. 3.31:

Chapter 24 – DISTRICT REGULATIONS.

- (b) Additional front setback requirements for certain streets.
- i. In all districts, required setbacks along any of the following streets shall be measured from a point 50 ft. from the centerline of the street, if the public right-of-way measures 50 ft. or less from such centerline. Streets upon which this requirement applies include the following:
28th Ave. (north of Bauer Road to Fillmore Street)
 - ii. In all districts, required setbacks along any of the following streets shall be measured from a point 60 feet from the centerline of the street, if the public right-of-way measures 60 feet or less from such centerline. Streets upon which this requirement applies include the following:
28th Ave. (except for north of Bauer Road to Fillmore Street)
- (r) Except for necessary drives and walks, the front yard, for a depth of thirty (30) feet, shall be landscaped and shall not be used for parking. Loading, storage and accessory structures shall not be permitted in any front yard. Side or rear yards may be used for parking and loading. Outdoor storage may be permitted, if located in the rear yard **or non-required side yard** and screened from adjoining properties and streets by a sight-obscuring fence, wall or landscaping, approved by the approving authority as designed in Chapter 19.

Sec. 3.26 PRIVATE STREETS.

Private streets are allowed **only** in a Planned Unit Development, a condominium project ~~including~~ and/or a private street project approved **by the Township** prior to 11-28-2000. A previously ~~approve~~ **approved lawful nonconforming** private street may not be extended. **Private streets are not allowed in any** site condominium development.

Sec. 3.31 SITE CONDOMINIUMS.

Pursuant to the authority conferred by Section 141 of the Michigan Condominium Act, (being MCL 559.241, Public Act 59, of 1978, as amended), all site condominium projects shall comply with this and all other applicable Township ordinances in order to provide a development that promotes and safeguards

the public health, safety and general welfare of the people of this Township.

(A) **Title.**

Section 3.31 of this Ordinance shall be known and cited as the Georgetown Charter Township Site Condominium Ordinance.

(B) **Purpose.**

The purpose of Sec. 3.31 of this Ordinance is to provide procedures and standards for review and approval or disapproval of condominium projects, and to ensure that each project will be consistent and compatible with other developments in this community.

(C) **Definitions.**

For purposes of Sec. 3.31 of this Ordinance, certain terms and words used herein shall have the following meaning:

- (1) *Applicant* means a natural person, firm, association, partnership, corporation, company or combination of any of them that holds an ownership interest in land, whether recorded or not.
- (2) *Building envelope* means the ground area occupied, or to be occupied, by the principal structure which is, or is intended to be, placed on a building site, together with any accessory structures including attached garage.
- (3) *Building site* means the equivalent of a lot which is that portion of the condominium project designed and intended for separate ownership and use, as described in the master deed. The building site shall include the building envelope and limited area.
- (4) *Condominium Act* means Public Act 59 of the Michigan Public Acts of 1978, as amended, or any successor Michigan public act having the same or similar regulatory purpose as amended.
- (5) *Condominium structure* means the building or structure on a building site (also called a condominium unit).
- (6) *Site condominium project* (also called a “site condo project”) means a project of not less than two (2) site condominium units which are established and regulated pursuant to the Condominium Act.
- (7) *Site Condominium* (also called a “site condo”) means a unit established in compliance with the Condominium Act which consists of an area of vacant land and a volume of surface or subsurface vacant air space, designed and intended for separate ownership and use described in the site condominium project master deed, and within which a building or other improvements may be constructed by the condominium unit owner.
- (8) *Site condominium subdivision* means a division of land, on the basis of condominium ownership, which is not subject to the provisions of the Michigan Land Division Act, being MCL 560.101 *et seq.* (Public Act 591 of 1996), as amended.
- (9) *Words and phrases*, except as otherwise defined by this Ordinance, have the same meanings given to them by the Condominium Act.

(D) **Site Plan Review and Approval Procedures.**

Site condominium developments shall only be permitted upon approval by the Planning Commission under the site plan review process in Chapter 19 and the review process contained in Section 3.31 of this Ordinance.

An applicant shall file all of the following with the Township Zoning Administrator or designee for review of a proposed site condominium project in accordance with the Township Meeting Procedures Policy:

- (1) A completed application form with the signatures from all property owners involved.
- (2) Any fee or fees as established by the Township Board.
- (3) A narrative describing the overall objective of the proposed site condo project, along with a proposed timetable.
- (4) A site plan submitted including the following:
 - a. All the elements listed in Chapter 19 as Site Plan requirements.
 - b. A layout of the individual building sites (lots) with building envelopes. All regulations pertaining to a lot shall apply to the building sites. Required setbacks shall also apply to all site condominium building envelopes.
 - c. Where applicable, floor plans and elevations of the units, with attached garages for residential units. All regulations pertaining to buildings and dwellings shall also apply to the structures.
 - d. Street layouts showing the relationship of proposed streets to adjacent streets and the relationship of improvements and significant physical features to neighboring properties and public and private utilities. All streets shall be conveyed to the Ottawa County Road Commission as a public street. There shall be no private streets.
 - e. Layouts and design of sanitary sewer, storm sewer and water mains. All site condominium projects (and buildings therein) shall be served by both public water and sanitary sewer facilities. Stormwater shall be coordinated with the Ottawa County Water Resources Commissioner.
 - f. Construction plans for utilities.

(E) **Standards.**

Every site condominium development or project shall comply with all of the following:

- (1) A site condominium unit shall be considered as a separate lot or parcel equivalent to a single lot as defined by this Zoning Ordinance, and shall meet all minimum use, width, area, setbacks and other applicable requirements of the zoning district in which the project is located, to be measured as provided for in this Ordinance.
- (2) All streets shall be public and shall be developed in compliance with Ottawa County Road Commission standards. All streets shall provide inter-connection to existing streets or provide for future interconnectivity as directed by the Road Commission.

- (3) Sidewalks and/or non-motorized paths shall be provided in compliance with Township ordinance requirements. The developer shall provide sidewalks along any of the major streets as listed in Chapter 24 footnote (b) prior to the issuance of any building permits within the project.
- (4) Public water, sanitary sewer, storm sewer and detention/retention systems shall be provided in accordance with Township ordinance requirements and also in accordance with all applicable Ottawa County Water Resources Commission requirements. Engineered drawings for the Township Department of Public Works showing connections to the water supply system and the sewer system shall be submitted to the Township. As-built plans for all water and sewer installations in the development shall be submitted to and become the sole property of the Township. Lot inspection fees, as set by the Township Board, shall be paid for the Township Department of Public Works inspectors to inspect each lot to determine correct connections to utilities. Each unit with a connection to the public water system shall be inspected.
- (5) A list containing the lowest building openings for each lot shall be filed with the Ottawa County Water Resources Commission and a copy provided to the Township.
- (6) All residential units shall have an attached garage with a minimum floor area in compliance with Ordinance requirements.
- (7) Streetlights shall be installed at the expense of the applicant.
- (8) No building permit shall be issued for structures until all utility and street construction and related rights-of-way and easements have been recorded and accepted by the Township and/or Ottawa County Road Commission.
- (9) Site plan approval for a site condominium project shall not be effective unless and until the final site condominium project plan has been submitted to and approved in writing by all applicable governmental agencies having jurisdiction over any aspect of the proposed site condominium project.
- (10) As a condition of granting site plan approval for a site condominium project, the Township may require that a cash deposit, certified check, irrevocable bank letter of credit, or surety bond acceptable to the Township covering the estimated cost of improvements associated with the site condominium project for which approval is sought be deposited with the Township Clerk.
- (11) All standards found in Section 19.10 of this Ordinance shall also be met.

(F) **Master Deed and Restrictive Covenants.**

All provisions of a site condo project approval, including maintenance of common areas and conditions of approval, shall be incorporated by reference in the master deed for the site condo project. The master deed shall be reviewed and shall not be determined to be complete until approved by the Township Attorney at the sole cost of the applicant. After approval by the Township Attorney, the applicant shall furnish the Township with a copy of the recorded master deed and restrictive covenants and all exhibits, as recorded with the Ottawa County Register of Deeds. No zoning compliance approval or building permit for construction within the site condominium project shall be issued until a copy of the complying recorded master deed is submitted to the Township.

(G) Changes to an Approved Site Condo Project.

Any change proposed in connection with an approved site condo project shall be subject to the same review and approval procedures as required for the Township original review and approval.

(H) Land Divisions.

If any land is divided, split, proposed to be divided, or conveyed separately for the purpose of sale, transfer or building construction, into or including a number of lots, parcels of land, or other interests in land, or any combination thereof, and it results in three (3) or more parcels, lots or pieces of land, Section 3.31 of this Ordinance shall apply. If a parcel of land is created, divided or split from or out of another parcel of land, and if either, both or some of such parcels are further divided or split, or if any of such actions is proposed, within seven (7) years after the recording of the first land division or land split, then each parcel shall be subject to Section 3.31 of this Ordinance, if the number of lots, parcels of land created or developed from or out of such parcels exceeds three (3) or more parcels in total during such seven-year time period.

Article II. Except as specified above, the balance of the Georgetown Charter Township Zoning Ordinance, as amended, shall remain unchanged and in full force and effect.

Article III. Severability. In the event that any one or more sections, provisions, phrases, or words of this Ordinance/ordinance amendment shall be found to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the validity or the enforceability of the remaining sections, provisions, phrases, or other words of this Ordinance/ordinance amendment, and the balance of this Ordinance/ordinance amendment shall remain unchanged and in full force and effect.

Article IV. Effective Date. This Ordinance/ordinance amendment shall become effective upon the expiration of seven (7) days after the date that this Ordinance/ordinance amendment or a summary thereof appears in the newspaper as provided by law.

The vote in favor of this Ordinance/ordinance amendment was as follows:

YEAS:

NAYS:

ABSENT/ABSTAIN:

ORDINANCE/ORDINANCE AMENDMENT DECLARED ADOPTED.

CERTIFICATION

I hereby certify that the above is a true copy of an Ordinance/ordinance amendment adopted by the Township Board for Georgetown Charter Township at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

By

Richard VanderKlok
Georgetown Charter Township Clerk

MOTION CARRIED UNANIMOUSLY.

#170301-08 – Proposed Ordinance for Community Fair

There was discussion about adopting a Community Fair ordinance. The Planning Commission directed that the first standard be specific about what constitutes a community fair.

Moved by Richard VanderKlok, seconded by Jeannine Bolhouse, to accept the draft and to direct that the draft be forwarded to the Township attorney for review.

AG (*RR – Not needed because Sec. 7.3 includes special uses in AG and LDR.*)

Sec. 6.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

(Z) Community Fair.

I

Sec. 17.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

(I) Community Fair.

Sec. 20.1 SPECIAL LAND USES.

(AL) Community Fair.

Sec. 20.4 SITE DESIGN STANDARDS.

(AL) Community Fair.

- (1) The applicant shall provide evidence of being a corporation or organization or fair, agency or other person actually and directly engaged in promoting and conducting fairs, agricultural exhibits or shows, and described in “Act 80” of the Public Acts of 1855, as amended, “Act 11” of the Public Acts of 1929, or comparable legislation.
- (2) The special use permit shall be valid for a maximum of ten (10) days in one calendar year for the fair use.
- (3) All trash and debris shall be cleared from the site immediately following the days of the fair. The site shall be kept in compliance with all property maintenance codes at all times.
- (4) There shall be no outdoor storage on the site except for the ten (10) days a calendar year the fair is operating (unless in compliance with another legal and approved use).
- (5) The minimum lot size shall be ten (10) acres.
- (6) The lot shall be located so that at least one (1) side abuts an arterial street and all access shall be from such arterial street.
- (7) The hours of operation shall be limited to the hours between 7:00 a.m. and 11:00 p.m.
- (8) The Planning Commission may waive the requirement for pavement and striping on all the parking and drive areas; however, all parking areas shall have a dust-free hard surface, which could include grass. Evidence shall be provided that any mud or dirt tracked onto the public roadway will be cleaned at the applicant’s expense.
- (9) The Planning Commission may waive any setback and buffer requirement or any other ordinance requirement deemed appropriate, though is under no obligation to do so. If determined necessary to protect or screen adjacent areas, the Planning Commission may require a six (6) foot high fence or other barrier.
- (10) There shall be safe and efficient vehicular and pedestrian movements within, into and off the site. The Planning Commission shall stipulate techniques for compliance with this standard. Ottawa County Road Commission approval shall be obtained and provided to the Township.
- (11) Lighting shall be provided in a manner and amount as stipulated by the Planning Commission. Lighting shall be shielded to reduce glare and shall be so arranged and maintained as to direct the light away from adjacent property.

- (12) All signs require permits and shall comply with all ordinance standards.
- (13) The Planning Commission may stipulate any conditions of approval or safeguards deemed necessary to protect the general welfare, to protect individual property rights, to ensure compliance with the special use standards and all ordinance requirements, and to ensure the health, safety and welfare of the residents. Any means used for compliance with any special use standards, conditions of approval, or any ordinance requirements shall not be funded at public cost.
- (14) The Planning Commission may require a performance bond or other guarantee that the requirement of this ordinance and all ordinances are fulfilled.

MOTION CARRIED UNANIMOUSLY.

#170301-09 – Other Business

#170301-10 – Public Comments

#170301-11 – Adjournment

The meeting was adjourned at 8:35 p.m.