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WHITE LAKE TOWNSHIP

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WHITE LAKE TOWNSHIP PLANNING COMMISSION

Dublin Community Senior Center
685 Union Lake Rd.
White Lake, MI 48386
May 4, 2017 @ 7:00 p.m.

Mr. Anderson called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called: Mr. Fine and Mr. Ruggles were excused.

ROLL CALL: Steve Anderson - Chairperson
Merrie Carlock
Debby Dehart
Mark Fine - Excused
Rhonda Grubb - Secretary
Scott Ruggles, Board Liaison - Excused
David Lewsley – Vice Chairperson
Peter Meagher
Gail Novak-Phelps – Chairperson

Also Present: Sean O'Neil, AICP, Community Development Director
Lynn Hinton, Recording Secretary

Visitors: 27

Approval of Agenda

Ms. Novak-Phelps moved to approve the agenda as presented. Ms. Carlock supported and the MOTION CARRIED with a voice vote. (7 yes votes)

Approval of Minutes

a. March 16, 2017

Mr. Lewsley moved to approve the minutes of March 16, 2017 as submitted. Ms. Novak-Phelps supported and the MOTION CARRIED with a voice vote. (7 yes votes)

Call to the Public (for items not on the agenda)

Mr. Anderson opened the discussion for public comment on items not listed on the agenda.

Randy Knox, 8549 Cooley Beach Drive, White Lake, is concerned with water runoff from this development into Cooley Lake. He is urging the commission to call for a retention pond on this site. He referenced Independence Village, who has a fountain feature with their retention pond.

James Goff, 1411 Union Lake, White Lake, stated that his property is just north of where this development will be. He asked if there would be a fence or trees separating their property from his. Also, he does not want a thoroughfare through his property. Mr. O'Neil indicated that Mr. Goff's

59 property has been used as residential, but zoned commercial and doesn't have the same landscaping
60 requirements. Mr. Anderson stated that the commission will review this when they discuss the
61 landscape plan at final approval. Mr. O'Neil noted that the applicant would be on the June 1 or June
62 15 agenda for final site plan review. Mr. Goff asked what kind of material would be used for the
63 buildings. Mr. Martinuzzi responded that the buildings would be constructed of brick and steel, no
64 siding. He showed Mr. Goff elevations of the building.
65

66 Mr. Clauder, 8145 Springdale, White Lake, state his concern is with them providing a barrier between
67 their development and Weatherstone. Mr. O'Neil indicated that his office has met with other residents
68 of Weatherstone on this same issue. The developer will plant trees to buffer from the parking lot. Mr.
69 Lewsley added that Mr. Clauder could go to Planning Department and discuss this further with the
70 staff.
71

72 Mr. O'Neil reported that a few key things have happened since the last meeting. The developer has
73 reduced the number of units by 3, per the Township Board, which reduced the number of parking
74 spaces required, and banked spaces were pulled out. Mr. Martinuzzi added that they have done 4
75 parallel parking spaces to have a nice 20-25 ft. buffer for trees, and they did not go into the buffer
76 between them and Weatherstone.
77

78 Mr. Danto, 8402 Sable, White Lake, asked what the maximum height of the buildings would be and
79 whether that has changed. Mr. O'Neil indicated that there is a maximum height requirement for the
80 zoning and the applicant was granted a variance to decrease the height. They are proposing 2-3
81 story units with underground parking, and there is no issue with height.
82

83 **Public Hearing:**

- 84
- 85 a. File No. 17-004 4 Corners Square
86 Location: Located on the northeast corner of Union Lake Road and Cooley Lake Road,
87 currently zoned Neighborhood Mixed Use (NMU), identified as parcel numbers
88 12-36-478-028 (1451 Union Lake Road), 12-36-476-030 (8752 Cooley Lake
89 Road), 12-36-476-029 (8198 Cooley Lake Road), and 12-36-476-025 (8080
90 Cooley Lake Road), consisting of approximately 6.25 acres.
91 Request: 1) Special Land Use
92 Applicant: 4 Corners Square, LLC
93 Randy Martinuzzi
94 29580 Northwestern Hwy, Suite 1000
95 Southfield, MI 48034
96
97

98 Mr. Anderson indicated that the purpose of the meeting tonight is to consider Taco Bell and Tim Horton's
99 request for a drive thru and outdoor seating, to discuss noise and light and how it will be buffered or
100 screened, and to determine the hours of operation.
101

102 Mr. Martinuzzi began by noting that Tim Horton's is a private owner and he personally would address
103 questions from the public on his behalf.
104

105 With respect to outdoor seating, this is NMU and the idea is to create a community within a community
106 and set a standard on the corner that neighboring communities could follow. They were asked to put
107 park benches along Cooley Lake Road and possibly within the site. They were also asked by the Board
108 of Trustees to make sure they have pedestrian friendly walking paths throughout the site.
109

110 On the site plan, they have proposed a restaurant on the corner with a 1,500 sq. ft. patio. There are 2
111 other patios in the strip center. Tim Horton's would be using one and the other could be used for a few
112 benches or future use by a tenant. Taco Bell also has an area for outdoor seating within their site plan.
113 These outdoor seating areas are more ancillary as opposed to serving patrons and did not require more
114 parking.
115

116 Mr. Carlock asked if there was seating on the sidewalk in front of Tim Horton's. Mr. Martinuzzi confirmed
117 there was a small area for outdoor seating and that everything proposed has met ADA compliance. Ellen,

118 the Taco Bell representative, stated Taco Bell would have a few benches and an umbrella, no tables and
119 chairs.

120
121 With regard to the drive thru's, Mr. Martinuzzi stated that the Tim Horton's franchise agreement requires
122 him to be open 24 hours and maintain the drive thru 24 hours a day. Tim Horton's starts to get busy at
123 4:30 am, with the peak hour at 6:00 am. Taco Bell originally wanted a 24 hour business, now they are
124 requesting a 6:00 am opening and a 4:00 am close.

125
126 Mr. Martinuzzi continued that they have been asked to do many things since they first came in with a
127 conceptual plan. They are at 60% detention for all surface groundwater that goes into lake and are now
128 asked to put in 4 treatment centers for the water on anything that is being released. They have the
129 DEQ/BP issue and they are doing everything in their power. They are seeking help from Oakland County
130 Health Department to get closure of that site. The way they can do all this is by getting tenants. With
131 respect to Tim Horton's and Taco Bell, he is asking that the commission grant the request for 24 hour
132 ability to have the drive thru open. Barriers are important, and he understands that.

133
134 Mr. Martinuzzi stated that the Township Board also requested them to move the dumpster from the east
135 corner to the west, which gives a 6 ft. barrier. The dumpster will absorb sound. This is not just a flat wall;
136 there are nooks and crevices that will also absorb sound. There is a 35 ft. building between this
137 development and Weatherstone and there will be Zero impact to anyone outside of their site. He has
138 been assured by Tim Horton's and Taco Bell that the boards are state of the art. Plus, the decibels will
139 go down at night. He noted that there is a McDonalds ¼ mile to the east that is open 24 hours. Tim
140 Horton's has made it clear that it is important they be able to compete with McDonalds. This corner will
141 be here for many years and restrictions on this center may not bode well. Waterford has already given a
142 24 hour drive thru and he hopes everyone else will match off this project. He added that the project is at
143 \$16 million and they need these leases to make this go.

144
145 Mr. Anderson stated that when he looks at business plan, he looks at impact. This is first time this
146 commission has heard of the 24 hour request. We've been talking about this for a year and he
147 questioned why at the last moment Mr. Martinuzzi is bringing this up. Mr. Martinuzzi stated he assumed it
148 was understood what the requirements were. There is a Tim Horton's on M-59 and he did not expect this
149 to be an issue.

150
151 Mr. O'Neil stated that White Lake Township has 2 McDonalds, only one is open 24 hours. The Tim
152 Horton's on M-59 is open from 4:00 am to 11:00 pm. Mr. Martinuzzi indicated that the 24 ours for Tim
153 Horton's may not have been anticipated. There won't be as much traffic at this corner which is why they
154 may need the 24 hours. You have to push product to make the lease work.

155
156 Mr. Anderson opened the public hearing at 7:52 p.m.

157
158 Pam Isson, 8199 Springdale, White Lake asked whether there would be a full service restaurant in
159 addition to Tim Horton's and Taco Bell and Mr. Martinuzzi confirmed there would.

160
161 James Goff, 1411 Union Lake, White Lake, said there are 4 addresses on the notice and asked if there
162 would be 4 drive thrus. Mr. O'Neil explained that there are 4 parcels that make up the lot. There are only
163 2 drive thrus being proposed. Only Tim Horton's and Taco Bell are asking for a drive thru operation. The
164 Special Land Use attaches to the site plan and can't be deviated from. Mr. Goff is still concerned with
165 traffic, it is 29k per day currently and will increase with 24 hour business. He feels this is too big for this
166 corner and the residents just want a fair chance.

167
168 Pauline Whitworth-Smith, 8741 Cooley Beach, stated that she looked at the traffic report and delay in the
169 lights, and she is trying to understand this because of the drive thrus. There are D, E and F ratings and
170 this operation will triple the waiting time. These are reactive lights and they will hold the people trying to
171 make a left from Union Lake to Cooley Lake. They've been dealing with this and the Road Commission
172 has said that nothing will be done. Also, people like Taco Bell, just not in this location. Other locations
173 would not have the traffic implications. From the 2 traffic reports done this will add 448 new trips per day,
174 and a project total of 2,913 trips per day. She asked the commission to keep in mind what it can do. You
175 don't have to have the drive thrus.

176

177 Dave Hammineck, 8794 Charbay, indicated that he has been to several meetings. The conclusions are
178 optimistic but lack any way of verifying the assessment. Where is the evidence that the shape of the
179 building will absorb sound? The sound will bounce off the lake. He questioned what the hours of
180 operation would be for the full service restaurant, will they service alcohol, and will there be restrictions?
181 Will lighting be compliant and downward directed? The new tenants will be so called luxury. He wouldn't
182 think people would pay for luxury backed up to Tim Horton's and Taco Bell. Someone wanting a luxury
183 experience will not move next to two drive thrus. He would like to see examples of where this has worked
184 before.

185
186 Greg Styrna, 1537 Sable, Commerce, is concerned with public safety. People almost get hit just walking
187 across the street to CVS, and now traffic will double.

188
189 Pauline Whitworth-Smith commented that the Master Plan is nice and she wished this development
190 looked like that. She asked who the restaurant would be and who would want to be in the restaurant with
191 the other two being open those late hours. People will sit outside enjoying cocktails and something else
192 will go along with this very visible property. She asked the commission to be mindful of the Master Plan
193 and how important this area is.

194
195 Randy Knox, 8549 Cooley Beach, mentioned that less than 1/8 mile away is Colony Ridge being built and
196 they have a retention pond in the back. Also, a development on Williams Lake Road has a detention
197 pond with a fountain. Independence Village has a fountain and benches. He would like them to really
198 consider a retention pond and also reduce the number of units from 80 to 60 with a lowered height. "This
199 will impact the lake for a century, please don't let this happen."

200
201 With no other comments, the public hearing was closed at 8:11 p.m.

202
203 Mr. Martinuzzi addressed the concerns from the public.

204
205 He confirmed that there would only be 2 drive thrus. Regarding height, this is a NMU and they did not
206 require a variance, nor did they get close to meeting the variance, but they kept the height down. There
207 are multiple tall buildings along Cooley Lake Road. He confirmed there would be a full service restaurant
208 and they are working on conceptual plans, but it would not be anything less than what has been
209 presented.

210
211 With regard to pedestrian traffic, Oakland County redid the corner and put in pedestrian traffic crossing.
212 With this development's site plan, they doubled sidewalks within the center so they have full pedestrian
213 movement around without having to go through the parking lots. He noted that they took every request
214 and requirement from the Township Board and addressed those issues.

215
216 They are making an investment and there is a significant landscape plan. LED lighting will be directed
217 down. They will make this site work and make the commission happy when they come in for final. The
218 engineer has redone everything from the original proposed to deal with detention due to mandates from
219 the township and the DEQ.

220
221 Mr. Martinuzzi stated that they have to have a national tenant. If Tim Horton's backs out, this would stall
222 the project. He hopes the commission can give what they are requiring.

223
224 Regarding sound masking, Mr. Martinuzzi stated that with technology today, they will be able to reduce
225 the decibels as required and they will meet the ordinance. The building masonry has sound block and
226 certain materials will absorb. This is a non-factor for Weatherstone. Tim Horton's does not face the lake
227 and there are 30 ft. buildings between the two developments. He doesn't think there will be any impact.

228
229 Commissioner Comments:

230
231 Ms. Dehart asked about the sound from Tim Horton's and whether the trees at each end of the island
232 would also buffer the sound. Mr. Martinuzzi confirmed that there are trees in every island with evergreens
233 or arborvitae. The entire east/west has bushes and a significant amount of trees to help with light and
234 noise.

235

236 Ms. Grubb stated she is not keep with 24 hour service. There will be drive thrus and through traffic.
237

238 Mr. Lewsley stated he was taken by surprise with the request for 24 hour service at Tim Hortons. He
239 understands that the franchisee has an agreement with Tim Horton's to have the store. He questioned
240 whether there would not be a Tim Horton's if they can't have a 24 hour operation. If there is a 24 hour
241 drive thru, there has to be restrictions and concessions with sound and light. With regard to sound block,
242 there has to be masonry to absorb sound. They will also need something towards the lake to curtail the
243 sound. Mr. Martinuzzi stated he could install 10 ft. evergreens to cover the area temporarily, and he is
244 acceptable to this.
245

246 Mr. Anderson noted that the owner of Tim Horton's has 3-4 stores and they are not corporate stores, but
247 owned by the individual. He went to the website which states corporate stores have to be open 24 hours.
248 He questioned whether this was changed. Mr. Martinuzzi stated that Tim Horton's is eliminating
249 corporate stores. They went through major restructuring and they are pushing franchises. Ellen from
250 Taco Bell added that Taco Bell will still have corporate stores but they are franchising too. Mr. Anderson
251 stated that whatever the franchise agreements are, he did not see any indications that it has to be a 24
252 hour operation. This has to be related to an agreement and not dictated by corporate to the franchisee. It
253 would have been nice to know this well in advance.
254

255 Ms. Novak-Phelps feels this is an additional benefit to the area. We can't tell who will move into this unit,
256 but regardless, this will be a nice buffer between retail and the community to the north. She likes that Mr.
257 Martinuzzi is dealing with the contamination. Another restaurant with outdoor seating will be nice addition
258 to White Lake. Regarding comments on the Master Plan, there were public visioning sessions and the
259 residents talked about a development like this on this corner. The developer is addressing this for what it
260 is zoned. If there are problems with traffic and cut thrus, she urged residents to contact the police. They
261 will put a police car on the corner and they will start issuing tickets for illegal turns, etc.
262

263 **Ms. Carlock moved in File 17-004, 4 Corners Square, to approve the proposal for outdoor seating**
264 **at Taco Bell, the retail plaza, and the future restaurant pad. Ms. Novak-Phelps supported and**
265 **MOTION CARRIED with a roll call vote; Anderson – yes; Carlock – yes; Dehart – yes; Grubb – yes;**
266 **Lewsley – yes; Meagher – yes; Novak-Phelps - yes. (7 yes votes)**
267

268 Mr. Lewsley stated that in lieu of the fact we have another Taco Bell and Tim Horton's in the community
269 with different hours of operation, the commission could approve the Special Land Use for the current
270 hours of operation and empower the Planning Director to adjust those hours if documentation is provided
271 by the franchisee that they are required to have their drive thru open for a longer period of time. Also, if
272 we have issue with volume and noise that it be reviewed by the department and adjusted accordingly,
273 with additional sound buffering installed at the location of the future restaurant until such time restaurant
274 is there.
275

276 Ellen from Taco Bell, 520 S Main, Akron, OH, stated she has been here on behalf of Taco Bell since the
277 beginning. She cannot produce any documentation for required hours for a franchisee. The White Lake
278 Taco Bell's hours are Sun-Thurs 7:00 am to 1:00 am and Fri-Sat from 7:00 am to 3:30 am. She is
279 requesting the commission to consider the hours of 6:00 am to 1:00 am Sun-Thurs and 6:00 am to 3:30
280 am Fri-Sat.
281

282 **Mr. Lewsley moved in File 07-004, 4 Corners Square, to approve the Special Land Use for a drive**
283 **thru for Taco Bell, conditioned upon the reduction of sound and light to meet ordinance**
284 **requirements at the times specified and for the drive thru to operate from 6:00 am to 1:00 am**
285 **Sunday through Thursday; and 6:00 am to 3:30 am Friday and Saturday with appropriate sound**
286 **buffering being put in place by the developer, and other issues in the future be addressed by the**
287 **Planning Director. Novak-Phelps supported and the MOTION CARRIED with a roll call vote:**
288 **Meagher – yes; Dehart – yes; Lewsley – yes; Anderson – yes; Carlock - no; Novak-Phelps – yes;**
289 **Grubb – yes. (6 yes votes; 1 no vote)**
290

291 **Mr. Lewsley moved in File 07-004, 4 Corners Square, to approve the Special Land Use for a drive**
292 **thru for Tim Horton's, conditioned upon reduction of sound and light to meet ordinance**
293 **requirements at the times specified and for the drive thru to operate from 4:00 am to 12:00 am**
294 **unless the franchisee presents a copy of an agreement dated before today that there must be a 24**

295 hour drive thru window seven days a week. And that a temporary buffer be installed on the
296 restaurant pad until the restaurant is constructed; and also any issues with noise even though it
297 meets ordinance, be brought to Planning Director's attention. The MOTION CARRIED with a roll
298 call vote: Meagher – yes; Dehart – yes; Lewsley – yes; Anderson – yes; Carlock - no; Novak-
299 Phelps – yes; Grubb – yes. (6 yes votes; 1 no vote)

300
301 b. File No. 17-006 Lake Pointe
302 Location: Located on the northeast corner of Union Lake Road and Carpathian, currently
303 zoned Single Family Residential (R1-C) and Local Business (LB), identified as
304 parcel numbers 12-36-177-002 (983 Union Lake Road), 12-36-177-003,
305 consisting of approximately 13.32 acres.
306 Request: 1) Rezone from Single Family Residential (R1-C) and Local Business (LB) to
307 Planned Development (PD)
308 2) Preliminary Site Plan Approval
309 Applicant: DG Residential Sales, LLC
310 George Verstraete
311 PO Box 1265
312 Birmingham, MI 48012
313
314

315 Mr. O'Neil stated that by law signs regarding a public notice have to be up 15 days prior to the public
316 hearing and in this case, they were not up in time to take action this evening. We will go cover
317 comments, hear from the applicant, have the public hearing, and answer questions, but the Planning
318 Commission will suspend the public hearing until May 18 until all notification requirements have been
319 met.

320
321 Mr. O'Neil indicated that the applicant has revised and resubmitted their plans. This is an appropriate use
322 from a planning standpoint to have senior type housing, and this is a use the township needs. This plan
323 is still in the preliminary stage and there is not a lot of detail on landscaping. We will be having this same
324 conversation in two weeks.

325
326 Cliff Seiver of DG Residential Sales and Jack Nelson, the project engineer, were present to address the
327 board. Mr. Seiver stated that this project was in front of the Planning Commission 12 years ago
328 proposing an 89 unit condo development, and the maximum density allowed was 91. In October of 2005
329 the Township Board reached a consensus of 78 units, which was a big reduction for them. They have
330 come back 12 years later proposing 57 units, a reduction from what the board was comfortable with in
331 2005. The units are larger, ranging from 1,450 to 1,800 sq. ft. They are mostly 2-bedroom with an
332 optional 3-bedroom unit.

333
334 Comments from J&A were that they were less excited with the retention system. They wanted them to
335 explore storm water outlets. He brought up Cooley Lake, and was told that was not a good idea. After
336 that meeting, they concluded to not let water leave the site. They found sandy soils, and for a 100 year
337 storm, they can dewater the in a few hours. The pond size on this site is very large. They tried to do a
338 few things to reduce density.

339
340 The entrance is a boulevard with an additional 60 ft. of width on each side, or 180 ft. opening with
341 landscape area adjacent to the boulevard. They left open space to give a more open feel as you enter
342 the development.

343
344 The consultant's concern was with the units backed up to Union Lake and Carpathian. They added a
345 berm and additional landscape screening. They also made those units smaller by making them duplexes
346 so they look more like a house rather than a long building. They added the extension of sidewalks to
347 create a network with Independence Village. A walkway connection between the two will allow residents
348 to visit back and forth. They made a significant effort to reduce density by 27% from the board's original
349 approval.

350
351 Ms. Novak-Phelps asked Mr. O'Neil what the maximum number of units are for having only one entrance.
352 Mr. O'Neil stated the Fire Department does not have an issue because they are proposing a boulevard
353 with two wider lanes.

354
355 Ms. Carlock asked what elevation the water level would be maintained at. Mr. Seiver stated they have a
356 stone area and there would not be a permanent water elevation. Ms. Carlock feels it will be difficult to
357 maintain and to look at a pond. Mr. Seiver felt a pond would be small. They could put in a clay liner, but
358 J&A might not want that. Ms. Carlock feels a stone area will be a disaster.

359
360 Ms. Dehard asked if all the units would be ranch construction. Ms. Seiver stated they would have
361 basements and the optional 3rd bedroom units will have the upper level.

362
363 Mr. Lewsley would like to see detail at final on recreation areas and would also like to see something
364 more than grass in the corner. Mr. Nelson noted that when they sell 50% of the units, they get the
365 association involved and ask the residents what they want. They want to keep their clients happy and get
366 their input.

367
368 Mr. Meagher asked what the current township guidelines were on sidewalks. Mr. O'Neil indicated that the
369 standard is to have sidewalks on both sides of the street, but with a Planned Development, you have
370 flexibility.

371
372 Mr. Anderson opened the public hearing at 9:32 p.m.

373
374 Mr. Danto asked what type of material would be used.

375
376 Bob Lowers, 915 Bocavina, asked what the base price would be. They would like to see some nice play
377 areas so these residents would not be using their areas.

378
379 Louise Parker, 903 Roman Drive, would like to see a berm with trees to buffer noise. It's quiet and they
380 want to keep it that way.

381
382 Kathy Glick, 8516 Tarro Lane, asked how tall the units would be with the 3-bedroom units.

383
384 With no other comments, the public hearing was suspended and carried over to the May 18, 2017
385 meeting.

386
387 Mr. Sievert addressed comments from the public. He indicated that the building would be brick
388 construction.

389
390 Mr. Nelson indicated that the base price is \$260k, but he can't promise that will be the price 2 years from
391 now. They are looking at baby boomers downsizing and they want to keep it very nice. There will not be
392 any 3 car garages. People will have the option of having a 3rd bedroom or loft upstairs, but looking from
393 the front of the house you wouldn't be able to tell. There will not be a club house or pool.

394
395 Mr. Sievert stated the height is measured on a pitched roof, putting most units at 26 ft. Carpathian makes
396 their development 22 ft. lower so Bocavina residents will be looking at rooftops.

397
398 **Ms. Novak-Phelps moved to table File 17-006 rezoning from (R1-C) Single Family Residential and**
399 **(LB) Local Business to (PD) Planned Development, and the Preliminary Site Plan approval and**
400 **carryover the public hearing to May 18. Ms. Grubb supported and the motion carried with a roll**
401 **call vote: Meagher – yes; Dehart – yes; Lewsley – yes; Anderson – yes; Carlock - yes; Novak-**
402 **Phelps – yes; Grubb – yes. (7 yes votes)**

403
404 **Liaison Reports:**

405
406 Ms. Novak-Phelps was not present at the meeting, but reported that one case was tabled at the last
407 meeting and will be on the agenda this month.

408
409 Ms. Grubb reported that there was not a quorum at the last meeting. There is a public visioning session
410 at the Dublin Center on May 10 to discuss recreation in the township.

411
412 Mr. Ruggles was not present to give a report.

413
414 Mr. O'Neil reported that the Township Board purchased the parcel off Elizabeth Lake Road after many
415 years of trying. The parcel is 22 acres. The library recently purchased 7 acres to the north of this. The
416 township paid 1.6 million, at which 1.2 million was from the sale of the farm and property across from
417 Meijer; and the library paid 750k for their parcel.

418
419 They are also looking at a 2-tiered Home Occupation Ordinance, having a minimum of 10 acres for SF
420 and AG and to impose restrictions and have isolation distances. The township needs standards for these
421 types of businesses to follow.

422
423 Also noted is that Redwood had their pre-con meeting; Kroger is wrapping up their project; Cedar
424 Meadows is building; and Brooks Elementary is closing.

425
426 **Communications:**

427
428 **Next meeting dates:**

- 429
- Regular Meeting – May 18, 2017
 - Regular Meeting – June 1, 2017
- 430

431 **Adjournment**

432
433 **Ms. Novak-Phelps moved to adjourn the meeting at 9:53 p.m. Ms. Carlock supported and the**
434 **MOTION CARRIED with a voice vote. (7 yes votes)**