

_____ o'clock p.m. Chairperson _____ called the meeting of the Zoning Board of Appeals to order.

1. **ROLL CALL**

PRESENT: Oprita (C) , Bradley , Eisenhower (VC) , Marlar , Petho (S)

ABSENT: Oprita (C) , Bradley , Eisenhower (VC) , Marlar , Petho (S)

ALSO PRESENT:

2. **APPROVAL OF AGENDA: October 15, 2024**

Motion by _____, supported by _____, to approve the agenda (as printed and posted or with additions/deletions/changes). **Voice Vote, / .**

3. **APPROVAL OF MINUTES: September 17, 2024**

Motion by _____, supported by _____, to approve the minutes (as presented or with corrections). **Voice Vote, / .**

4. **PUBLIC COMMENT (for items not on the agenda):**

Citizens will be given an opportunity to speak during the "Public Comment" segment for each agenda item.

The minutes are transcribed from an audio recording of the meeting. Please be respectful of the person speaking. Comments made inaudible on the recording by background sounds such as whispering, clapping, or interrupting cannot be made part of the official minutes. Public comment is not a question and answer format.

- Complete a Citizen Comment Card and give to the Chairperson.
- Address the Zoning Board of Appeals Chair only.
- When called, please stand at the podium and speak your name and address clearly for the record.
- Each person will be permitted to speak one time for 3 minutes. Yielding time is not permitted.

5. **PUBLIC HEARING:**

ITEM 5-1: CLASS A DESIGNATION – 3955 PINE GROVE AVE/74-20-028-2017-000:

OWNER/APPLICANT: Shelby Nichole Pickelhaupt

REQUEST: Class A Designation

LOCATION: 3955 Pine Grove Ave

PARCEL ID #: 74-20-028-2017-000

LEGAL: BEG N 89D 40M E 1188' & S 591' FROM N 1/4 COR OF SEC 28 TH N 83D 7M E 340.23', TH N 53D 37M E 192', TH S 39D 53M E 125', TH S 50D 7M W 185.6', TH S 89D 10M W 429.75', TH N 69' TO BEG SECTION 28 T7N R17E 1.1 A

APPLICANT PRESENTATION: *Citizens will be given an opportunity to speak during the Public Comment segment following the applicant's presentation.*

Motion by _____, supported by _____, to open the public hearing for Item 5-1 at _____ P.M. **Voice Vote, / . Public Hearing Open.**

PUBLIC HEARING CITIZEN COMMENT:

The minutes are transcribed from an audio recording of the meeting. Please be respectful of the person speaking. Comments made inaudible on the recording by background sounds such as whispering, clapping, or interrupting cannot be made part of the official minutes. Public comment is not a question and answer format.

- Complete a Citizen Comment Card and give to the Chairperson.
- Address the Zoning Board of Appeals Chair only.
- When called, please stand at the podium and speak your name and address clearly for the record.
- Each person will be permitted to speak one time for 3 minutes. Yielding time is not permitted.

Contacts/Communications/Correspondence:

Motion by _____, supported by _____, to close the public hearing for Item 5-1 at _____ P.M. **Voice Vote, / . Public Hearing Closed.**

BOARD DISCUSSION: There is no further Public Comment; Board member only deliberations begin at this time.

Recommendations:

- The building official recommends approval with no conditions.
- The department of public works recommends approval with no conditions.
- The fire chief recommends approval with no conditions.

Reasons for Decision:

*-A request may be **granted** upon findings that:*

- (1) Continuance thereof would not be contrary to public health, safety, or welfare.
- (2) The structure does not and is not likely to significantly depress the value of nearby properties.
- (3) The use or structure was lawful at the time of its inception.
- (4) No useful purposes would be served by strict application of the provisions or requirements of this chapter with which the use or structure does not conform.

*-A request may be **denied** upon finding that:*

- (1) Public services cannot be adequately provided; i.e. water, sewer, gas, electric.
- (2) The proposed construction could hinder public safety response and put the property and surrounding properties at additional risk.
- (3) A hardship (non-financial in nature) or practical difficulty (such as a natural feature of the land) has not been demonstrated.

MOTION 5-1.1 CLASS A DESIGNATION:

Motion by _____, supported by _____, to (grant / deny / postpone until _____) the request for a Class A Designation for 3955 Pine Grove Ave, 74-20-028-2017-000, for the following reasons and, if applicable, conditions:

Reasons for decision:

Conditions, if any:

Voice Vote, _____.

6. UNFINISHED BUSINESS: None

7. NEW BUSINESS: None

8. MEMBER UPDATES:

- Report from Township Board Representative: Trustee Scott Bradley
- Report from Planning Commission Representative: Nathan Oprita

9. ADJOURNMENT

Motion by _____, supported by _____, to adjourn. **Voice Vote**, _____. **Time**, ____ P.M.

The Charter Township of Fort Gratiot complies with the "Americans with Disabilities Act" and if auxiliary aids or services are required at the meeting for individuals with disabilities, please contact Clerk Robert Buechler, 3720 Keewahdin Road, Fort Gratiot, Michigan 48059 (810) 385-4489, three days prior to said meeting.

7:00 o'clock p.m. Chairperson Oprita called the meeting of the Zoning Board of Appeals to order.

1. ROLL CALL

PRESENT: Oprita (C), Bradley, Eisenhauer (VC), Marlar

ABSENT: Petho (S)

ALSO PRESENT: John Adair, 4556 Lakeshore Rd, Fort Gratiot
 Jojra Baldwin, Planning/Zoning Consultant
 Courtney Landreville, Recording Secretary

2. APPROVAL OF AGENDA: September 17, 2024

Motion by Eisenhauer, supported by Marlar, to approve the agenda as printed and posted.
 Voice Vote, 4/0. Motion Passed.

3. APPROVAL OF MINUTES: April 16, 2024

Motion by Oprita, supported by Marlar, to approve the minutes as presented.
 Voice Vote, 4/0. Motion Passed.

4. REPORT FROM TOWNSHIP BOARD REPRESENTATIVE: Trustee Scott Bradley

- Board meeting on 9/18 with many items
- Lens Crafters going up and Denny's is demolished
- Met with James Freed and Planners

5. REPORT FROM PLANNING COMMISSION REPRESENTATIVE: Nathan Oprita. No updates.

6. PUBLIC COMMENT (for items not on the agenda): None

7. PUBLIC HEARING:

ITEM 7-1: VARIANCE/CLASS A DESIGNATION – 4552 LAKESHORE ROAD/74-20-015-3002-000:

APPLICANT: John Adair, 4556 Lakeshore Road, Fort Gratiot, MI 48059
OWNER: Lakeshore Cottage FG LLC, 627 Fort Street, Port Huron, MI 48060
REQUEST: For an 8' east side yard and 1' north front yard setback variances and a Class A Designation on proposed attached accessory structure addition
LOCATION: 4552 Lakeshore Road
PARCEL ID #: 74-20-015-3002-000
LEGAL: BEG S23 DEG E 150 FT & S89 DEG E 84.93 FT FROM SW COR KARRER BEACH PLAT,TH S89 DEG E 112.49 FT,TH S14 DEG E 131.54 FT,TH S23 DEG E 38.84 FT, TH S81DEG 56'W 85.09 FT,TH N23 DEG W 192.57 FT TO BEG. ALSO UND 1/3 INT IN BEACH LYING E OF THIS DESC FRAC SECTION 15 T7N R17E 0.40 A

APPLICANT PRESENTATION: *Mr. Adair bought this property beside his and is renovating it to move his in-laws next door. They are wanting to renovate/add up to a 4 car garage towards the east property line towards 4556 Lakeshore where he resides. Adair spoke with Baldwin on splitting his property or developing an easement between 4552 and 4556 Lakeshore Road. Easement will also ensure that all public safety can access the property.*

Motion by Marlar, supported by Oprita, to open the public hearing for Item 7-1 at 7:06 P.M.

PUBLIC HEARING CITIZEN COMMENT: None.

Motion by Oprita, supported by Bradley, to close the public hearing for Item 7-1 at 7:07 P.M. Voice Vote, 4/0. Public Hearing Closed.

BOARD DISCUSSION:

- Front yard setback - existing driveway easement
- Easement discussion between properties to potentially give 8' property line variance with the condition to give 7' of side yard setback
- Granting the variance based on the existing property line but conditioning the easement for future use

Recommendations:

- The building official recommends approval with conditions.
- The department of public works recommends approval with no conditions.
- The fire chief recommends approval with no conditions.

Reasons for Decision:

*-A request may be **granted** upon findings that:*

- (1) Continuance thereof would not be contrary to public health, safety, or welfare.
- (2) The structure does not and is not likely to significantly depress the value of nearby properties.
- (3) The use or structure was lawful at the time of its inception.
- (4) No useful purposes would be served by strict application of the provisions or requirements of this chapter with which the use or structure does not conform.

*-A request may be **denied** upon finding that:*

- (1) Public services cannot be adequately provided; i.e. water, sewer, gas, electric.
- (2) The proposed construction could hinder public safety response and put the property and surrounding properties at additional risk.
- (3) A hardship (non-financial in nature) or practical difficulty (such as a natural feature of the land) has not been demonstrated.

MOTION 7-1.1 EAST SIDE YARD VARIANCE:

Motion by Oprita, supported by Marlar, to grant the request for an 8' east side yard setback variance with the conditions that a 7' permanent easement from 4556 Lakeshore Road (74-20-015-3001-000) be provided for an additional 7' for the purposes of maintaining a minimum 9' east side yard setback for 4552 Lakeshore Road, 74-20-015-3002-000. Voice Vote, 4/0. Motion Passed.

MOTION 7-1.2 NORTH FRONT YARD VARIANCE:

Motion by Oprita, supported by Eisenhauer, to grant the request for a 1' north front yard setback variance for 4552 Lakeshore Road, 74-20-015-3002-000. Voice Vote, 4/0. Motion Passed.

MOTION 7-1.3 CLASS A DESIGNATION:

Motion by Oprita, supported by Eisenhauer, to grant the request for a Class A Designation for 4552 Lakeshore Road, 74-20-015-3002-000. Voice Vote, 4/0. Motion Passed.

8. **UNFINISHED BUSINESS:** None.

9. **NEW BUSINESS:** None.

10. **MEMBER UPDATES:** None.

11. ADJOURNMENT

Motion by Oprita, supported by Eisenhauer, to adjourn. **Voice Vote, 4/0. Time, 7:31 P.M.**



ZONING BOARD OF APPEALS

APPLICATION FOR PUBLIC HEARING

For Office Use Only

Parcel #: 74-70-028-2017-000
 File #(s): V24-006
 Type: Class A

The completed original application must be submitted with 2 copies of the pertinent data, as required and outlined in the Fort Gratiot "Procedures Guide for Submittal to Zoning Board of Appeals" and the applicable filing fee. The ZBA meets on the 3rd Tuesday of each month at 7:00 PM in the Township Administration Building. The applicant, owner, or a representative must be present for the Board to act on the request. **DO NOT SUBMIT COPIES OF THE APPLICATION; SUBMIT THE ORIGINAL ONLY.**

Property and Owner/Applicant Information.

Location/Address: 3955 Pine Grove Ave, Fort Gratiot MI 48059 Lot/Unit/Map #: _____
 Owner Name: Shelby Nichole Pickelhaupt Phone: (810) 479-6810
 Mailing Address: 3955 Pine Grove Ave, Fort Gratiot MI 48059 Email: ShelbyPickelhaupt@yanco.com
 If different from owner-
 Applicant Name: _____ Phone: _____
 Mailing Address: _____ Email: _____

Description of Appeal. Provide a brief description of the appeal. For a variance request, the distance to the nearest fire hydrant MUST be provided. **Incomplete requests will be returned to the applicant for completion.** See the "Procedures Guide for Submittal to Zoning Board of Appeals" for specific instructions.

Ordinance Number or Section: 38-612 Zoning District: C2
 Surrounding Property Zoning: N: C2 S: C2 E: C2 W: R-1B Master Plan Designation: C2

Proposed: (Plot plan MUST be attached) NO CHANGES PROPOSED TO STRUCTURE. ALL CURRENT REGULATIONS PER SEC. 38-491 & CHAPTER 38, ARTICLE III, DIVISION 3. ARE MET.

Reason: Class A Designation

The undersigned deposes that foregoing statements, answers, and accompanying information are true and correct and grants permission for authorized township representatives, Zoning Board of Appeals members and the Zoning Administrator to enter the above described property/properties for the purposes of gathering information related to this application.

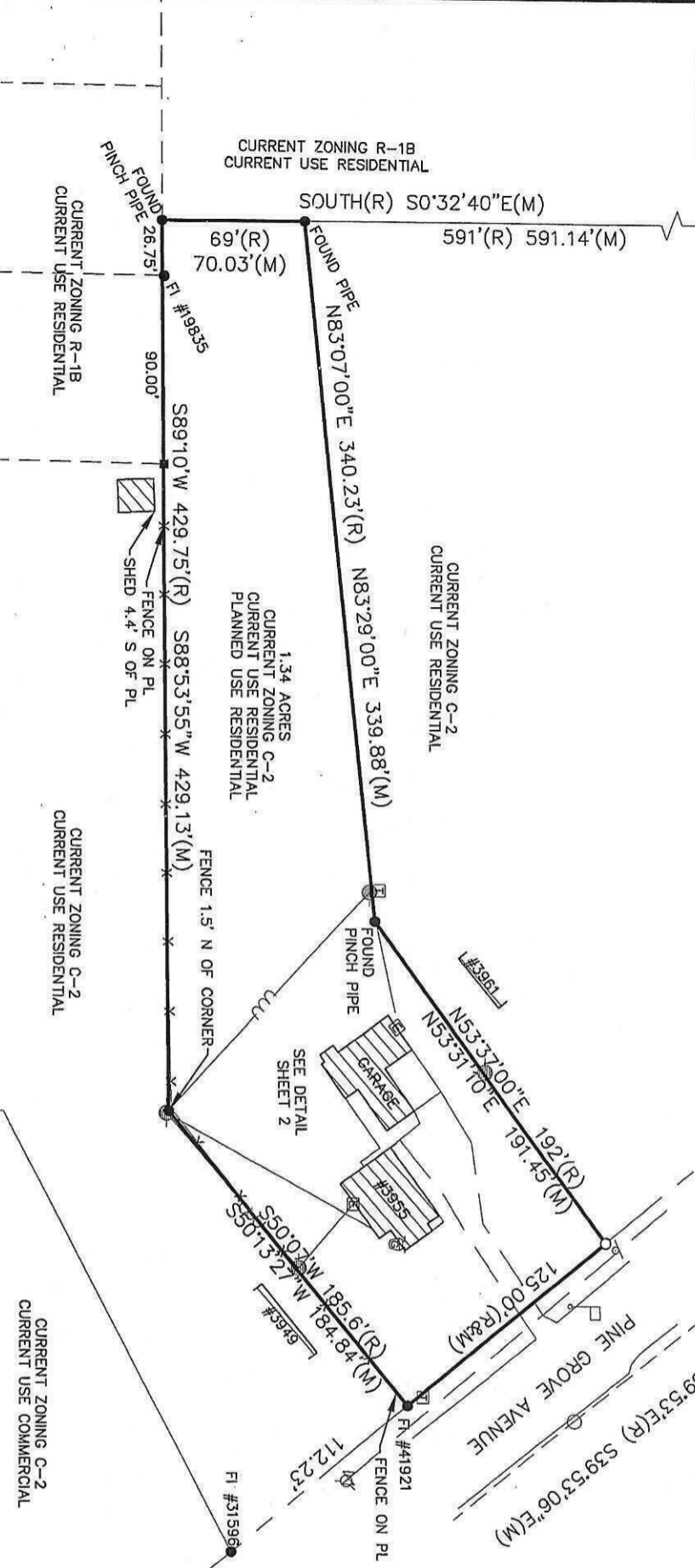
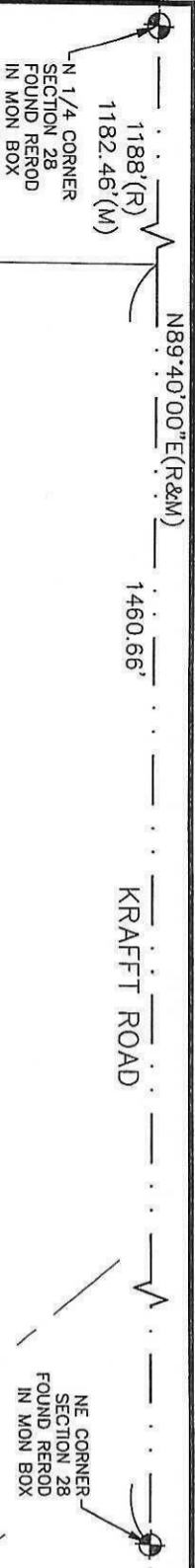
Shelby Pickelhaupt Signature of Owner 9/25/2024 Date
 _____ Signature of Applicant _____ Date

For Office Use Only

Request: CLASS A DESIGNATION FOR INSURANCE, REPLACEMENT & USE PURPOSES.

Public Hearing Date <u>10/15/2024</u>	Publication Date (not less than 15 days) <u>9/30/2024</u>	Decision	Expiration Date of Approval
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Charter Township of Fort Gratiot Code of Ordinances can be accessed at www.municode.com



BASIS OF BEARING: DEED BEARING OF N89°40'E ALONG THE NORTH LINE OF SECTION 28
 NOTE: ZONE X OUTSIDE 0.2% ANNUAL FLOOD PLAIN
 PER FEMA MAP 26147C0239D

LEGEND

- SET 1/2" IRON WITH CAP #52471
- SET CONCRETE MONUMENT
- FOUND PROPERTY IRON
- FOUND CONCRETE MONUMENT
- FENCE LINE
- GOVERNMENT CORNER
- CENTERLINE
- RIGHT-OF-WAY LINE
- (R) RECORDED DATA
- (M) MEASURED DATA
- (C) CALCULATED DATA

SURVEYOR'S CERTIFICATE

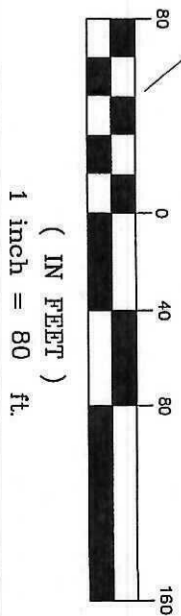
AS A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, I HEREBY STATE THAT I HAVE CAUSED TO BE SURVEYED THE PARCEL OF LAND DESCRIBED AND DELINEATED HEREON, THAT SAID PLAT IS A TRUE REPRESENTATION OF THE SURVEY AS DIRECTED BY ME, AND THE RELATIVE POSITIONAL PRECISION OF THE CORNERS IDENTIFIED FOR THIS SURVEY AND SHOWN ON THE MAP ARE WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING. I CERTIFY THAT THE REQUIREMENTS FOR 1970 PA 132, MCL 54.213 HAVE BEEN MET.

ROBERT JAMES ARNOLD, JR.
 PROFESSIONAL SURVEYOR
 No. 4001052471

Robert J. Arnold Jr., P.S. No. 52471

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LEGAL DESCRIPTION:
 FEUDUCIARY DEED LIBER 1185, PAGE 770
 The following described premises situated in the Township of Fort Gratiot, St. Clair County, Michigan, to wit:
 A piece of land beginning at the North 1/4 corner of Section 28, Town 7 North, Range 17 East; thence North 89 degrees 40 minutes East along the North line of Section 28, 1188 feet; thence South 591 feet to the point of beginning of this description; thence North 83 degrees 07 minutes East 340.23 feet; thence North 53 degrees 37 minutes East 192 feet to the Westerly line of Pine Grove Avenue; thence South 39 degrees 53 minutes East along Westerly line of Pine Grove Avenue 125 feet; thence South 50 degrees 07 minutes West 185.6 feet; thence South 89 degrees 10 minutes West 429.75 feet; thence North 69 feet to the point of beginning, being part of Northeast fractional 1/4 at Section 28, Town 7 North, Range 17 East.



GRAPHIC SCALE

CERTIFICATE OF SURVEY

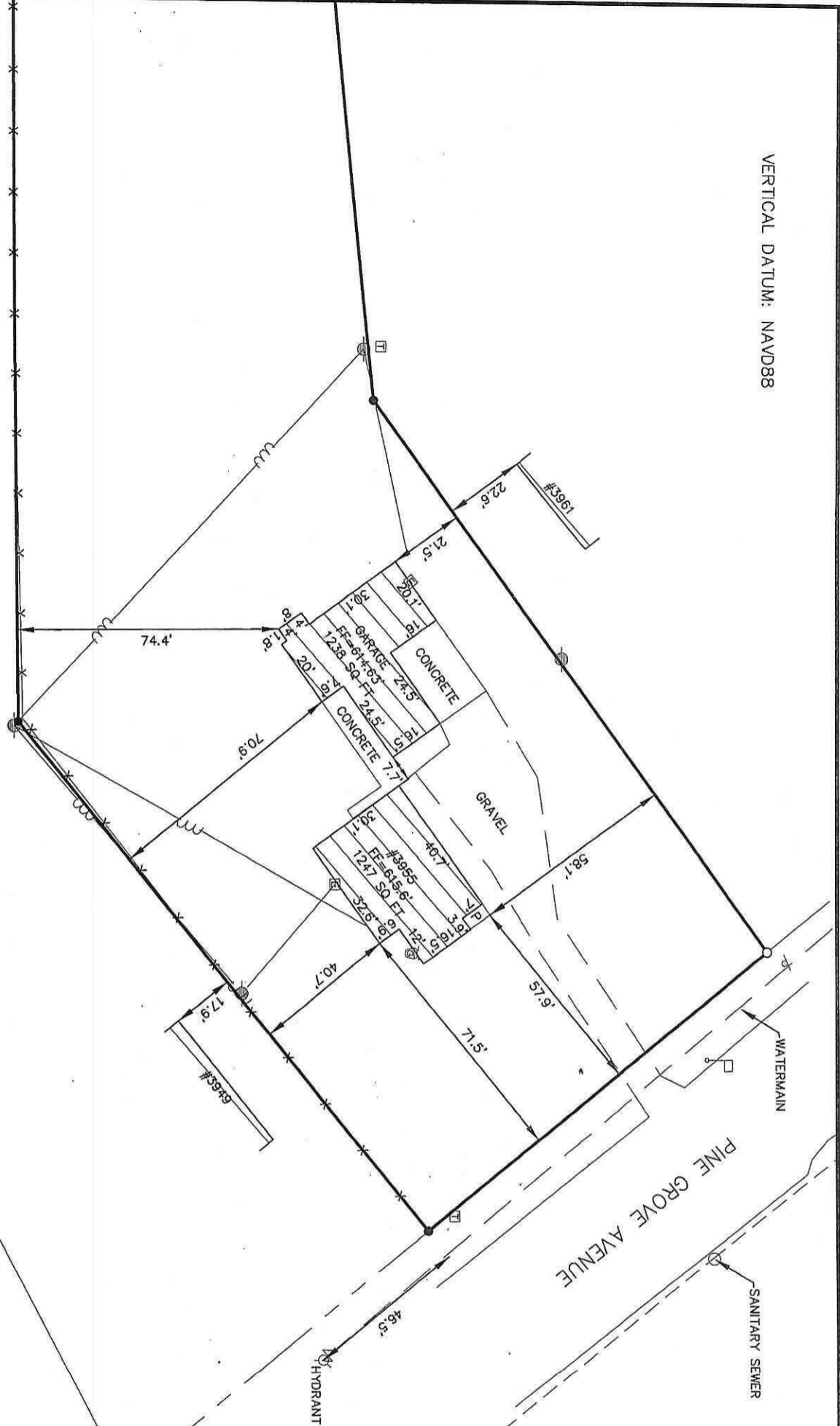
SURVEY OF PARCEL
 74-20-028-2017-000, BEING PART
 OF THE NE 1/4 OF SECTION 28,
 T7N-R17E (FORT GRATIOT TOWNSHIP),
 ST. CLAIR COUNTY, MICHIGAN
 FOR: PETER & NINA KELSEY

BMJ
 ENGINEERS & SURVEYORS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 519 HURON AVE. PORT HURON, MI 48060
 TEL: 810-984-5596 FAX: 810-984-8760
 Web Page: www.bmjinc.com
 Email: mail@bmjinc.com

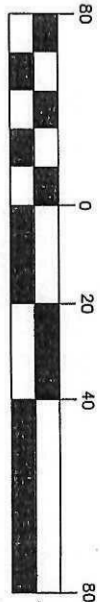
SCALE: 1"=80'
 SURVEYED: BE DRAWN: CMF CHK'D: RJA
 JOB NO. 2205-31 PAGE 1 OF 2

DATE: 6/14/2022

VERTICAL DATUM: NAVD88



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

CERTIFICATE OF SURVEY

SURVEY OF PARCEL
74-20-028-2017-000, BEING PART
OF THE NE 1/4 OF SECTION 28,
T7N-R17E (FORT GRATIOT TOWNSHIP),
ST. CLAIR COUNTY, MICHIGAN
FOR: PETER & NINA KELSEY

SURVEYOR'S CERTIFICATE

AS A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, I HEREBY STATE THAT I HAVE CAUSED TO BE SURVEYED THE PARCEL OF LAND DESCRIBED AND DELINEATED HEREON, THAT SAID PLAT IS A TRUE REPRESENTATION OF THE SURVEY AS DIRECTED BY ME, AND THE RELATIVE POSITIONAL PRECISION OF THE CORNERS IDENTIFIED FOR THIS SURVEY AND SHOWN ON THE MAP ARE WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING. I CERTIFY THAT THE REQUIREMENTS FOR 1970 PA 132, MCL 24.243 HAVE BEEN MET.

Robert J. Arnold Jr., P.S. No. 52471



CIVIL ENGINEERS & LAND SURVEYORS
519 HURON AVE. PORT HURON, MI 48060
TEL: 810-984-5596 FAX: 810-984-8760
Web Page: www.bmjinc.com
Email: mail@bmjinc.com

SCALE: 1"=40'	DATE: 6/14/2022
SURVEYED: BE	DRAWN: CMF
	CHKD: RJA
JOB NO. 2205-31	PAGE 2 OF 2



TO: Zoning Board of Appeals Members **MEETING DATE:** Tuesday, October 15, 2024
LOCATION: 3955 Pine Grove Avenue **PARCEL #:** 74-20-028-2017-000
ZONING: C-2 General Business **MASTER PLAN:** Uptown Business District
OWNER(S): Shelby Nichole Pickelhaupt (Velasquez) **APPLICANT(S):** Shelby Nichole Pickelhaupt

Request: Class A Designation, pursuant to Sec. 38-612

Findings of Facts:

- The area is unplatted.
- This parcel is a lawfully existing conforming lot.
The home is a lawfully existing nonconforming characteristic of use.
- This property is not within a High-Risk Erosion Area.
- This property is not within a Special Flood Hazard area, FEMA FIRM 07/19/2022, Panel 0239E.
- The property was zoned R-1B Single Family Residential after the house was built in 1938 and remained conforming until the rezoning in 1993.
- Effective 10/16/1993, per Ordinance 104, the area was rezoned to C-2 General Business, making the seven rezoned parcels lawfully existing nonconforming characteristics of use.
- The properties on the west side of pine grove in this area have remained residential and are a mix of owner-occupied and rental homes.
- Currently the home is considered a Class B Use and must comply with the following without a Class A Designation:
38-612 (g) *Regulations pertaining to Class B nonconforming uses and structures.*
(3) *No Class B nonconforming structure shall be enlarged or structurally altered, or shall it be repaired or reconstructed if damaged by fire or other casualty to the extent that the cost of reconstruction or repair exceeds 50 percent of the reproduction cost of such structure.* – In 2024, the cost-new estimated by the assessor is \$238,125, meaning the home could only be reconstructed/repaired up to approximately \$120,000 with building permits and without obtaining a Class A Designation.
(9) *Ordinary repair and maintenance work may be done on any class B nonconforming structure including repair and replacement of nonbearing walls, fixtures, wiring or plumbing to an extent not exceeding 50 percent of the state equalized value of the structure provided that the cubic content of the building as it existed at the time of adoption of this chapter shall not be increased.* – In 2024, the SEV (State Equalized Value) set by the assessor is \$90,500, meaning the home could be updated/repaired only up to approximately \$45,250 with building permits and without obtaining a Class A Designation.
(h) *Repairs and maintenance. Nothing in this chapter shall be deemed to prevent the strengthening or restoring to safe condition of any nonconforming structure or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official. -Any repairs deemed necessary for safety can be completed without obtaining a Class A Designation.*
- For many mortgage lenders and insurance companies, Class B restrictions can make a home unable to be mortgaged or insured, which could lead anywhere from lack of repair as homes become aged or damaged, to total abandonment.
- Granting a Class A Designation does not prevent or prohibit the property from being developed into a commercial development at a later date.

Section 38-612 Nonconforming lots, nonconforming uses of land, nonconforming structures and nonconforming characteristics of use.

- (c) *Definition and classification of nonconforming uses and structures.* Nonconforming uses and structures are those which do not conform to certain provisions or requirements of this chapter but were lawfully established prior to the time of its applicability. Class A nonconforming uses and structures are those which have been so designated by the zoning board of appeals, after application by any interested person or the building inspector upon findings that:
- (1) Continuance thereof would not be contrary to public health, safety or welfare.
 - (2) The use or structure does not and is not likely to significantly depress the value of nearby properties.
 - (3) The use or structure was lawful at the time of its inception.
 - (4) No useful purposes would be served by strict application of the provisions or requirements of this chapter with which the use or structure does not conform.

All nonconforming uses, buildings or structures not designated as class A are class B nonconforming uses, buildings or structures.

Reasons for Decision:

*-A request may be **granted** upon findings that:*

- (1) Continuance thereof would not be contrary to public health, safety, or welfare.
- (2) The structure does not and is not likely to significantly depress the value of nearby properties.
- (3) The use or structure was lawful at the time of its inception.
- (4) No useful purposes would be served by strict application of the provisions or requirements of this chapter with which the use or structure does not conform.

*-A request may be **denied** upon finding that:*

- (1) Public services cannot be adequately provided; i.e. water, sewer, gas, electric.
- (2) The proposed construction could hinder public safety response and put the property and surrounding properties at additional risk.
- (3) A hardship (non-financial in nature) or practical difficulty (such as a natural feature of the land) has not been demonstrated.

Contacts/Communications/Correspondence:

None received as of 10/10/2024

Recommendations:

- The building official recommends approval with no conditions.
 - The department of public works recommends approval with no conditions.
 - The fire chief recommends approval with no conditions.
 - The zoning administrator recommends approval with no conditions based on (1)-(4), above. The area has not seen commercial development since the 1993 zoning change, and a Class A will prevent properties from potentially becoming blighted until or unless the area begins commercial development.
-
-

**CHARTER TOWNSHIP OF FORT GRATIOT
ZBA DEPARTMENTAL REVIEW**

FROM: Building Department, Department of Public Works, Fire Department
 APPLICANT: Shelby Nichole Pickelhaupt OWNER: Shelby Nichole Pickelhaupt
 LOCATION: 3955 Pine Grove Ave Parcel I.D. #: 74-20-028-2017-000
 DATE: October 1, 2024 MEETING DATE: Tuesday, October 15, 2024

YES	NO	N/A	BUILDING DEPARTMENT:
		X	1. Will the new construction require additional fire proofing?
	X		2. Will the existing structure require additional fire proofing?

COMMENTS:

RECOMMENDATION:
 Deny Approve Approve w/conditions Postpone-additional information requested
 Reviewed By: Gary Beem, Building Official Date: 10/1/2024

YES	NO	N/A	DEPARTMENT OF PUBLIC WORKS:
	X		1. Are there conflicting or multiple structures?
	X		2. Are there any common service agreements?
			3. If yes, above, are easements/necessary paperwork recorded?
			4. Will the proposed construction interfere with any:
	X		sewer lines or mains? If yes, please indicate: <input type="checkbox"/> existing or <input type="checkbox"/> future
	X		water lines or mains? If yes, please indicate: <input type="checkbox"/> existing or <input type="checkbox"/> future
	X		storm drains? If yes, please indicate: <input type="checkbox"/> existing or <input type="checkbox"/> future

COMMENTS:

RECOMMENDATION:
 Deny Approve Approve w/conditions Postpone-additional information requested
 Reviewed By: Jeff Parent Date: 10/1/2024

YES	NO	N/A	FIRE DEPARTMENT:
X			1. Is there location and adequacy of water lines and fire hydrants?
X			2. Are additional on-site fire protection systems necessary?
X			3. Can use or building be serviced, in case of fire, from all sides?
X			4. Is there adequate vehicle access for fire equipment?
	X		5. Are there special conditions which may necessitate further study or information? (i.e., paint, solvents, explosives, unstable chemicals)

COMMENTS:

RECOMMENDATION:
 Deny Approve Approve w/conditions Postpone-additional information requested
 Reviewed By: Michael F. Fronimos, Fire Chief Date: 10/1/2024