

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
AGENDA**

**WORK SESSION  
AND  
REGULAR MEETING**

**MAY 23, 2016**

**Town Hall Room  
Meridian Municipal Building  
5151 Marsh Road, Okemos, MI 48864**

**Work Session Meeting**

1. Call meeting to order at approximately 6:00 p.m.
2. Approval of agenda
3. Presentation
  - A. Meridian Township Master Plan Update  
McKenna Associates, Inc.  
Paul Lippens, Principal Planner  
Chris Khorey, Principal Planner  
Brian Keeseey, Senior Planner
4. Public Remarks
5. Adjournment

**PLEASE NOTE: A QUORUM OF THE TOWNSHIP BOARD MAY BE PRESENT AT  
THE WORK SESSION MEETING**

**Regular Meeting – Town Hall Room**

1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
  - A. April 25, 2016
4. Public remarks
5. Communications
  - A. Dan and Elizabeth Putnam RE: REZ #16020 (PK Housing & Management)

**Planning Commission Agenda**  
**May 23, 2016**  
**Page 2**

6. Public Hearings
  - A. Rezoning #16020 (PK Housing & Management), request to rezone .75 acre addressed as 1792 Hamilton Road, Okemos, from RC (Multiple Family-14 units per acre) to PO (Professional and Office)
7. Unfinished Business
8. Other Business
9. Township Board, Planning Commission officer, committee chair, and staff comment or reports
  - A. New Applications

**None**
  - B. Update of Ongoing Projects
    - i. Site Plans Received - NONE
    - ii. Site Plans Approved - NONE
10. Public Remarks
11. Adjournment

**Post Script: John Scott-Craig**

The Planning Commission's Bylaws state agenda items shall not be introduced for discussion or public hearing that is opened after 10:00 p.m. The chair may approve exceptions when this rule would cause substantial backlog in Commission business (Rule 5.14 Limit on Introduction of Agenda Items).

Persons wishing to appeal a decision of the Planning Commission to the Township Board in the granting of a Special Use Permit must do so within ten (10) days of the decision of the Planning Commission (Sub-section 86-189 of the Zoning Ordinance)

**TENTATIVE  
PLANNING COMMISSION AGENDA**

**Work Session Meeting  
and**

**Regular Meeting  
June 13, 2016**

**Meridian Municipal Building  
5151 Marsh Road, Okemos, MI 48864**

**Work Session Meeting – Administrative Conference Room**

1. 2005 Master Plan Update

**Regular Meeting – Town Hall Room**

1. Public Hearings
2. Unfinished Business
  - A. Rezoning #16020 (PK Housing & Management), request to rezone .75 acre addressed as 1792 Hamilton Road, Okemos, from RC (Multiple Family-14 units per acre) to PO (Professional and Office)

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
April 25, 2016**

**DRAFT**

**5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room, 7:00 P.M.**

PRESENT: Commissioners Cordill, DeGroff, Honicky, Ianni, Jackson, Opsommer, Scott-Craig,  
Tenaglia, Van Coevering  
ABSENT: None  
STAFF: Principal Planner Oranchak

**1. Call meeting to order**

Chair Scott-Craig called the regular meeting to order at 7:06 P.M.

**2. Approval of agenda**

**Commissioner DeGroff moved to approve the agenda. Seconded by Commissioner Cordill.**

VOICE VOTE: Motion carried unanimously.

**3. Approval of Minutes**

**Commissioner Honicky moved to approve the Regular Meeting Minutes of April 11, 2016.  
Seconded by Commissioner Opsommer.**

VOICE VOTE: Motion carried unanimously.

**4. Public Remarks**

Chair Scott-Craig opened the floor for public remarks.

Mike Bristor, 649 Earliglow Lane, Haslett, representative for New Hope Church, availed himself and members of his team for questions by Planning Commissioners relative to Special Use Permit #16051.

Chair Scott-Craig closed public remarks.

**5. Communications (None)**

**6. Public hearings (None)**

**7. Unfinished Business**

A. Special Use Permit #16051 (New Hope Church), request to construct a 42,000 square foot church on 13.5 acres addressed as 2170 Saginaw Highway (M-78), the northeast corner of Saginaw Highway and Newton Road

**Commissioner Cordill moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #16051 (New Hope Church) to construct a single building totaling approximately 42,000 square feet in gross floor area, subject to the following conditions:**

1. **Approval of the special use permit is recommended in accordance with the cover sheet prepared by KEBS, Inc. dated March 18, 2016, subject to revisions as required.**
2. **Special Use Permit #16051 is subject to approval and all conditions placed by the Township Board.**

**Seconded by Commissioner Van Coevering.**

Planning Commission discussion:

- Concern with the siding being harmonious with the residential architecture of nearby homes
- Not much surrounds the subject site
- Planning Commissioner preference for more masonry/stone or appearance of masonry/stone on the building
- Landscaping may markedly change the look of the church once the plans go through the site plan review process
- Planning Commissioner will carefully follow the parking situation on site in the future
- Continued concern with the nature of the remediation which will take place and the standards which will be applied to that remediation

**Commissioner Jackson offered the following friendly amendments:**

- **Add condition #3 which states: “3. Approval of SUP #16051 is conditioned on any needed environmental remediation being approved by the MDEQ.**

Continued Planning Commission and applicant discussion:

- Inquiry if the Michigan Department of Environmental Quality (MDEQ) has oversight of private remediation as there is no brownfield application
- Applicant’s environmental consultant (ADP Peerless) will compile a due care package
- Some of the known contaminants on the site are not governed by the state
- Brownfield remediation plan numbers contained in a spreadsheet for the previous proposed project included the cost to install necessary infrastructure and do not apply to the project before the Planning Commission this evening
- Environmental issues for the current proposed project are related to the two houses on the north portion of the site and will be addressed through either removal or tapping based on the due care plan

**Chair Scott-Craig restated the friendly amendment as follows:**

- **Add condition #3 which states: Approval of SUP #16051 is conditioned that any needed environmental remediation comply with PA 451 of 1994.**
- **Amend condition #2 by deleting the word “Board”**

Continued Planning Commission discussion:

- What type and degree of onsite contamination and whether it is moved or not determines whether the contamination can remain as long as it is not leeching into the groundwater
- No building is being constructed on the residential portion of the site which is the area where the contamination exists
- Planning Commissioner inquiry as to where the standard exists for the remediation and who ensures those standards are met to confirm the property is safe for the use proposed
- Residential standard cleanup criteria comes from the MDEQ with the onus on the owner to meet those standards

- The owner is required to provide MDEQ with a baseline environmental assessment (BEA) which states the known contaminants
- MDEQ provides the owner with a letter acknowledging receipt of the BEA and the remediation plan
- Level of contamination is not significant enough for MDEQ to monitor the site
- Due care plan prepared by the environmental consultant is followed to implement the cleanup
- Due care plan is part of the BEA

**The restated friendly amendment was accepted by the maker and seconder of the main motion.**

ROLL CALL VOTE YEAS: Commissioners Cordill, DeGross, Honicky, Ianni, Jackson,  
ON THE MAIN Opsommer, Tenaglia, Van Coevering, Chair Scott-Craig  
MOTION: NAYS: None  
Motion carried unanimously.

- B. Special Use Permit #16041 (Meridian Township), request to work in the 100-year floodplain of the Smith Drain associated with improvements to the drain

**Commissioner DeGross moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #16041 subject to the following conditions:**

1. **Approval is subject to the plans and application materials submitted as part of Special Use Permit #16041, subject to revisions as required.**
2. **Approval is subject to the approval of Wetland Use Permit #16-01 for enhancements to wetlands associated with improvements to the Smith Drain.**
3. **The applicant shall implement appropriate soil erosion and sedimentation control measures during construction to ensure there are no negative impacts due to soil erosion.**

**Seconded by Commissioner Opsommer.**

Planning Commission discussion:

- Wetland Use Permit has already been approved by staff after Environmental Commission review
- Retention ponds intended to allow for some percolation

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGross, Honicky, Ianni, Jackson,  
Opsommer, Tenaglia, Van Coevering, Chair Scott-Craig  
NAYS: None  
Motion carried unanimously.

## **8. Other Business**

- A. Pedestrian-Bicycle Pathway Master Plan review

**It was the consensus of Planning Commissioners to send the memorandum drafted by their Chair to Assistant Township Manager/Director of Public Works and Engineering Derek Perry regarding recommendations to the Pedestrian-Bicycle Pathway Master Plan.**

9. **Township Board, Planning Commission officer, committee chair, and staff comment or reports**

Chair Scott-Craig reported his attendance at the Civil Rights Symposium entitled “The Legacy of Emmett Till: Understanding History from Four Perspectives” sponsored by the Okemos Education Foundation (OEF) held Tuesday, April 19, 2016, noting the presentation was effective in recounting this horrific event in America’s history. He voice appreciation to the OEF, staff and teachers involved in providing a platform for this educational and moving experience.

Chair Scott-Craig also reported his attendance, along with Principal Planner Oranchak and Associate Planner Gmazel at the spring institute of Michigan Association of Planners (MAP), where the issues of affordable housing and target market analysis were reviewed.

Commissioner Opsommer announced two (2) public input sessions on the Township Branding Campaign to be held on April 28<sup>th</sup> and May 5<sup>th</sup> beginning at 6:30 P.M. in the Town Hall Room.

A. New Applications

B. Update of Ongoing Projects

i. Site Plans Received - NONE

ii. Site Plans Approved - NONE

**10. Public remarks**

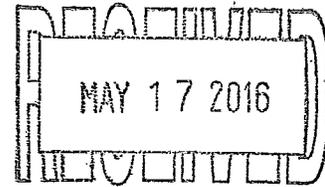
Chair Scott-Craig opened and closed public remarks.

**11. Adjournment**

Chair Scott-Craig adjourned the regular meeting at 7:42 P.M.

Respectfully Submitted,

Sandra K. Otto  
Recording Secretary



May 16, 2016

Gail Oranchak, AICP  
Principal Planner  
Charter Township of Meridian  
5151 Marsh Road  
Okemos, MI 48864-1198

RE: Rezoning #16020 (PK Housing & Management), a request to rezone 1792  
Hamilton Rd from RC (Multiple Family, 14 units per acre) to PO (Professional  
and Office)

Dear Ms. Oranchak:

We are in support of the re-zoning request of 1792 Hamilton Rd., to PO (Professional  
Office).

We are the owners of the property at 1750 Hamilton Rd., which is adjacent to the east of  
PK Housing & Management. They are excellent neighbors, and we would like to see this  
request approved.

Sincerely,

Dan Putman  
Owner  
1750 Hamilton Rd.

Elizabeth Putman  
Owner  
1750 Hamilton Rd.

DLP/ps

**Rezoning #16020  
(PK Housing & Management)  
May 19, 2016**

**APPLICANT:** PK Housing and Management  
1784 Hamilton Road  
Okemos, MI 48864

**STATUS OF APPLICANT:** Option to Purchase

**REQUEST:** Rezone to PO (Professional and Office)

**CURRENT ZONING:** RC (Multiple Family-Maximum 14 dwelling units per acre)

**LOCATION:** 1792 Hamilton Road

**AREA OF SUBJECT SITE:** Approximately .75 acre

**EXISTING LAND USE:** Single family residence

**EXISTING LAND USES IN AREA:** North: Flagstar Bank  
South: Hamilton Road, single family residential  
East: Office (PK Housing and Management), commercial  
West: Single Family Residence

**CURRENT ZONING IN AREA:** North: C-2 (Commercial)  
South: RAA (Single Family, Low Density)  
East: PO (Professional and Office) and C-2  
(Commercial)  
West: RC (Multiple Family- maximum 14 units du/a)

**FUTURE LAND USE MAP:** North: Commercial  
South: Residential 1.25-2.5 dwelling units per acre  
East: Office and Commercial  
West: Residential 5.0-8.0 dwelling units per acre

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: Gail Oranchak  
Gail Oranchak, AICP  
Principal Planner

DATE: May 19, 2016

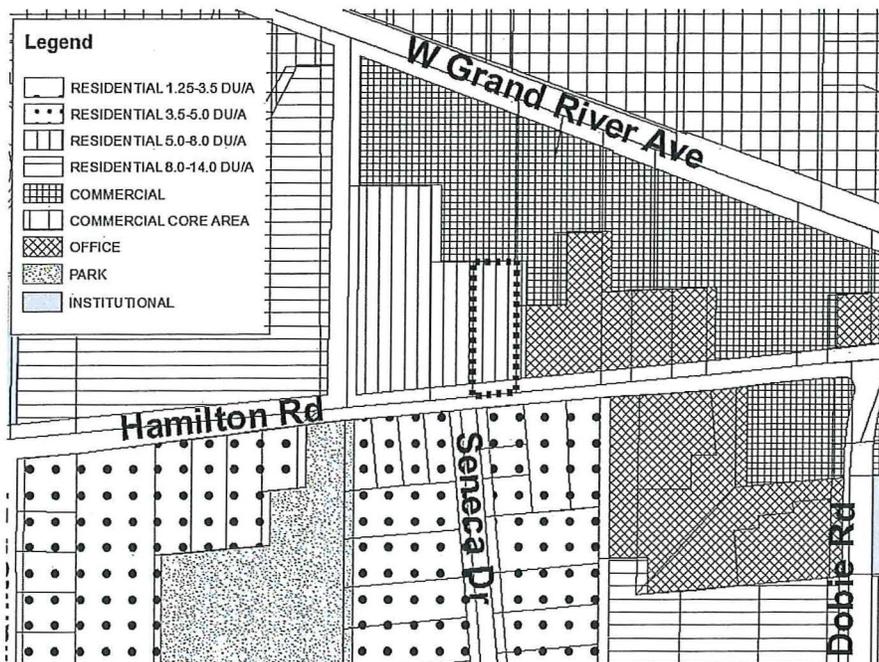
RE: Rezoning #16020 (Pete Potterpin), a request to rezone approximately .75 acre addressed as 1792 Hamilton Road from RC (Multiple Family – maximum 14 units per acre) to PO (Professional and Office)

Pete Potterpin, president of PK Housing & Management has requested the rezoning of approximately .75 acre addressed as 1792 Hamilton Road from RC (Multiple Family – Maximum 14 units per acre) to PO (Professional & Office). PK Housing & Management occupies the adjacent PO zoned office building to the east addressed as 1784 Hamilton Road and the applicant's intent is to use 1792 Hamilton for business expansion.

**Future Land Use**

The 2005 Master Plan designates the subject site in the Residential 5.0-8.0 dwelling units per acre category.

FUTURE LAND USE MAP



**Zoning**

The site is zoned RC (Multiple Family-Maximum 14 dwelling units per acre). With 110 feet of lot width on Hamilton Road and .75 acre (32,670 sq. ft.) in area, the site is consistent with the requirements of both the RC and PO districts.

A comparison of the site to the current and proposed districts follows.

ZONING DISTRICT COMPARISON		
	Lot Width (feet)	Lot Area (sq. ft.)
1792 Hamilton	110	32,670
PO district	50	5,000
RC district	100	None*

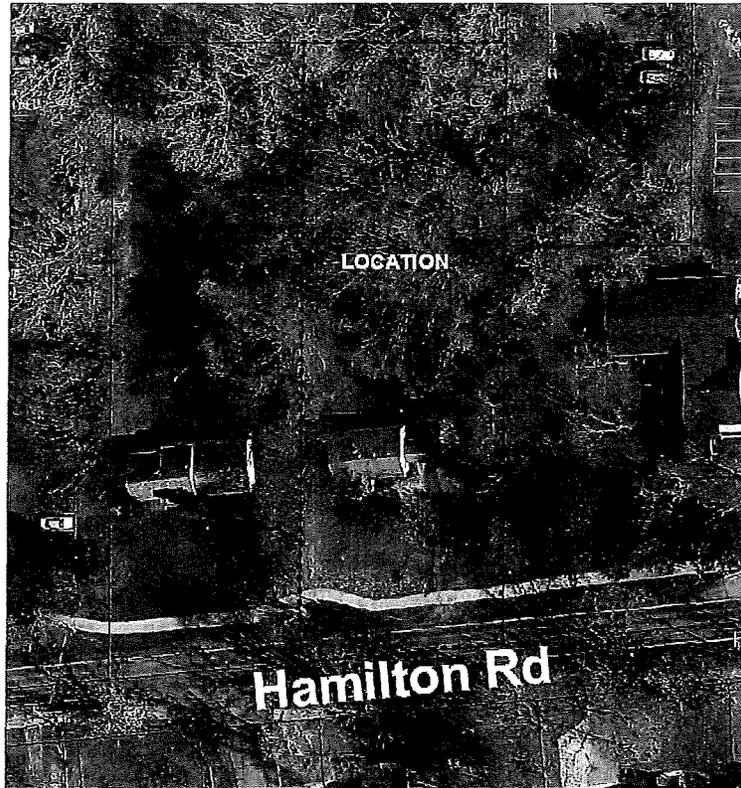
\*Must comply with district standards for setbacks, building coverage, parking, open space, etc.

**ZONING MAP**



**Physical Features**

The site is relatively flat with elevations varying from 863.0 feet above mean sea level near the northwest site boundary of the site to 869.2 feet above mean sea level approximately 300 feet to the south along Hamilton Road. A single family residence built in 1952 with an attached garage occupies the southern one-third of site. Lawn and landscaped areas surround the residence while areas to the north are wooded.



A review of the Flood Insurance Rate Map (FIRM) for Meridian Township indicates floodplain elevations are not present on the site. A review of the Township's Greenspace Plan found no special designation for the site.

***Wetlands***

The Township Wetland Map shows a wetland area on the site labeled as Wetland #22-19, the chart below provides details. As the wetland map is a guide to the possible location of wetlands on a site, prior to work taking place, a wetland delineation report would be required to determine the extent of the wetlands and regulatory status. If found to be regulated, future development of the site would be required to subject to applicable wetland regulations and water features setbacks.

WETLAND NUMBER	SIZE (ACRES)	TYPE OF WETLAND	REGULATORY AUTHORITY
22-19	.92	Emergent	Township

WETLAND MAP

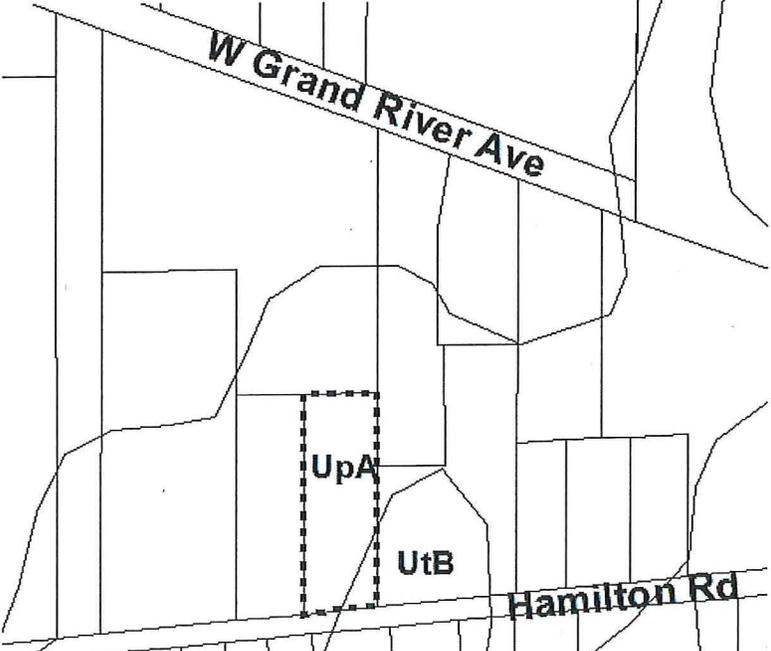


NOTE: The Township Wetland Map is only a guide. Actual field verification is necessary to determine the wetland boundary.

Soils

The following chart summarizes soil information for the subject site.

SOILS MAP



SOIL ASSOCIATION	SEVERE LIMITATIONS
UpA (Urban Land - Capac)	Ponding
UtB (Urban Land - Marlette)	None

Source: Soil Survey of Ingham County, Michigan. 1992.

### Streets & Traffic

Access to the site is from Hamilton Road, a two lane, asphalt paved street designated as a "Collector" street on the Street Setbacks and Service Drives map, Zoning Ordinance Section 86-367. The speed limit on Hamilton Road is 35 mph. Pedestrian-Bicycle Pathways are provided on both sides of the street.

The most recent traffic count for Hamilton Road between Seneca Drive and Dobie Road, noted on the Ingham County Road Department website, was collected in 2007. Total two-way vehicles trips for the time period was 6,577.

A rezoning traffic study was not required since it was estimated the site size would accommodate a building of less than 11,000 square feet in size. None of the possible uses permitted in the PO district in a building of that size would generate peak hour vehicle trips of 100 or greater.

### Public Utilities

The site is currently served with public utilities.

### Staff Analysis

The applicant has requested the rezoning of a .75 acre parcel addressed as 1792 Hamilton Road from RC (Multiple Family-maximum 14 dwelling units per acre) to PO (Professional and Office). Information provided by the applicant indicates plans to use the site to expand the office use on the adjacent parcel to the east, 1784 Hamilton Road.

When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in both zoning districts as well as topics listed on the rezoning application such as changing conditions in the vicinity of the site; consistency with the Master Plan; furtherance of health, safety and welfare; compatibility with surrounding uses; potential adverse impacts to the environment; identified community need; logical and orderly development pattern; and/or better and more efficient use of land. In support of the rezoning, the applicant responded to applicable topics in the attached application materials.

Neither the RC district nor PO district are consistent with the site's Future Land Use Map designation of Residential 5.0-8.0 dwelling units per acre. RDD (maximum 5 dwelling units per acre) and RD (maximum 8 dwelling units per acre) would produce the density range proposed by the Future Land Use Map designation.

Zoning maps since 1960 show the subject site, 1792 Hamilton Road, as well as the abutting parcel to the west, addressed as 1802 Hamilton Road, zoned RC. 1802 Hamilton has approximately the same dimensions as 1792 Hamilton, 110 feet of lot width and 30,500 square

feet of lot area. The single family residences on both sites were constructed in the 1950's and have been used as owner-occupied single family residences since that time. If 1792 Hamilton is rezoned PO, 1802 Hamilton will be the only remaining RC zoned single family residence on the north side of Hamilton Road east of Washington Heights Avenue. The RC zoned Okemos Village apartments are located on the northwest corner of Hamilton and Washington Heights, immediately west of 1802 Hamilton.

The Economic Analysis chapter of the Master Plan notes approximately 30,577 square feet of land is needed to accommodate 10,000 square feet of office space after factoring in the amount of land area need for the building, setbacks, required parking and internal access drives, and open space. Thus it may be possible for the .75 acres site to accommodate a building up to 10,675 square feet in size not taking into account possible impacts from wetlands and wetland setbacks.

### **Planning Commission Options**

The Planning Commission may recommend approval or denial of the rezoning as requested by the applicant or recommend a different zoning category. A resolution will be provided for action at a future meeting.

### **Attachments:**

1. Application and supporting materials

CHARTER TOWNSHIP OF MERIDIAN  
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT  
5151 MARSH ROAD, OKEMOS, MI 48864  
PHONE: (517) 853-4560, FAX: (517) 853-4095

REZONING APPLICATION

Part I, II and III of this application must be completed. Failure to complete any portion of this form may result in the denial of your request.

Part I

A. Owner/Applicant RONALD 'Pete' POTTERPIN - PK HOUSING & MANAGEMENT  
Address of applicant 1784 HAMILTON, OKEMOS MI 48864  
Telephone: Work 347-9662 Home 351-7324  
Fax 325-0785 Email PPOTTERPIN@PKHOUSING.COM

If there are multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheets if necessary. If the applicant is not the current owner of the subject property, the applicant must provide a copy of a purchase agreement or instrument indicating the owner is aware of and in agreement with the requested action.

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:  
Name / Contact Person \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone: Work \_\_\_\_\_ Home \_\_\_\_\_  
Fax \_\_\_\_\_ Email \_\_\_\_\_

C. Site address/location 1792 HAMILTON  
Legal description (Attach additional sheets if necessary) \_\_\_\_\_  
Parcel number 33-02-02-22-327-010 Site acreage 0.75 ACRE

D. Current zoning RC Requested zoning PO

E. The following support materials must be submitted with the application:

1. Nonrefundable fee.
2. Evidence of fee or other ownership of the subject property.
3. A rezoning traffic study prepared by a qualified traffic engineer based on the most current edition of the handbook entitled *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation, is required for the following requests:
  - a. Rezoning when the proposed district would permit uses that could generate more than 100 additional directional trips during the peak hour than the principal uses permitted under the current zoning.
  - b. Rezoning having direct access to a principal or minor arterial street, unless the uses in the proposed zoning district would generate fewer peak hour trips than uses in the existing zoning district.  
(Information pertaining to the contents of the rezoning traffic study will be available in the Department of Community Planning and Development.)
4. Other information deemed necessary to evaluate the application as specified by the Director of Community Planning and Development.

Part II

REASONS FOR REZONING REQUEST

Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: \_\_\_\_\_
- 2) The conditions of the surrounding area have changed in the following respects: \_\_\_\_\_
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: \_\_\_\_\_
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: \_\_\_\_\_
- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: \_\_\_\_\_
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: \_\_\_\_\_

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: THIS WILL MAINTAIN THE VIABILITY OF AN EXISTING BUSINESS THAT NEEDS TO EXPAND
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: LOT ADJACENT TO EAST IS ZONED PD
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: PK Housing will work within Township ordinances to maintain the natural environment.
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: Planned addition to PK Housing Building would have minimal impact.
- 5) Requested rezoning addresses a proven community need, specifically: PK Housing must have room to expand or move elsewhere
- 6) Requested rezoning results in logical and orderly development in the Township, explain: Planned addition will allow local business to grow & maintain its presence in the township.
- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: CURRENT zoning allows Multi Family. AN OFFICE ADDITION WHICH ARCHITECTURALLY BLEND INTO THE CHARACTER OF THE NEIGHBORHOOD WOULD BE A BETTER USE.

Part III

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

Yes  No (Please check one) *RE/MAX will CONTACT Seller For Permission*

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate

*[Handwritten Signature]*  
Signature of Applicant

4-29-16  
Date

Ronald POTTERPIN  
Type/Print Name

Fee: \$700.00

Received by/Date: *Gail Oranick 4/29/16*

April 29, 2016

Mark Kieselbach  
Community Planning and Development  
Meridian Charter Township  
5151 Marsh Rd.  
Okemos, MI 48864

RE: Rezoning of 1792 Hamilton Rd.

Dear Mr. Kieselbach:

Enclosed please find the rezoning application for 1792 Hamilton Road. PK Housing & Management is in the process of purchasing the site adjacent to our current location at 1784 Hamilton Road. Our plan is to get 1792 Hamilton rezoned to PO and thereby be able to add on to our existing building. We have been fortunate to be able to expand our business over the last 10 years or so and find that we are desperately in need of additional office space. We would like to use this site so that we can add on to our existing building and remain in the area.

The building addition would be designed such that the architectural design would reflect the residential character of the area. We believe that our existing site that was redeveloped in 2004 was a good addition to the area and believe that the proposed redevelopment of similar style will be the same. The site is currently zoned RC which would allow for medium density multifamily. I believe that an addition to our office building would have a more beneficial impact on the immediate area than a multifamily apartment building. The 1792 site is bordered by our site to the East which is zoned PO and a C2 zoned parcel to the North. This proposed rezoning would maintain the character of the area.

Please contact me if you have any questions or need further information.

Sincerely,



Pete Potterpin



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