## MARSHALL CITY PLANNING COMMISSION SPECIAL MEETING Friday, July 16, 2021 at 2:30 p.m.

#### **Electronic Meeting Format at the following link:**

 $\underline{https://us02web.zoom.us/j/87619157416?pwd} = \underline{N0t4RTZIYzIvbFZrbmtVTllXcHR6dz09}$ 

Call to Order
Roll Call
Approval of Agenda
Special Meeting of the Planning Commission, July 16, 2021
Public Comments on Agenda Items
Public Hearings
New Business
<ol> <li>Schedule a Public Hearing for August 2, 2021 at 5:00 p.m. for a Zoning Ordinance amendment to change Marihuana Facilities from a Principal Permitted Use to a Special Land Use.</li> </ol>
<ol><li>Receive and consider approval of Site Plan amendment #SPA05-02 for 18720 Partello Road, Love's Travel Stop</li></ol>
Old Business
Public Comment on Non-Agenda Items
Reports
Adjournment

#### MARSHALL PLANNING COMMISSION

Staff report for July 14, 2021 July 16, 2021

To:

Planning Commissioners

From:

Trisha Nelson, Planning and Zoning Administrator

Subject:

Zoning Ordinance Amendment to change Marihuana facilities as a

Principal Permitted Use to a Special Land Use.

City staff has been working with Attorney Revore regarding some changes to our Marihuana ordinances.

The Zoning Ordinance was presented at our last Planning Commission meeting and initially a public hearing was scheduled for July 14, 2021. In an effort to keep the process moving, we are requesting the scheduling of special meeting to hold the public hearing.

Attached is the proposed Zoning Ordinance Amendment which will change approved Medical and Commercial Marihuana facilities from a Principal Permitted Use to a Special Land Use. The City feels strongly that having these facilities as a Special Land Use gives us more control in the regulation of such businesses.

Also, attached, for your information, you will find **EXHIBIT A**, which is a copy of proposed ordinance revisions for our General Law Ordinances for Medical Marihuana and Commercial Marihuana.

Planning Commission is being asked to schedule a Special Meeting to hold a public hearing on Monday, August 2, 2021 at 5:00 p.m. The City Council Meeting is following the meeting at 7:00 p.m. and they would receive the ordinances and schedule their public hearing for Monday, August 19, 2021.

## CITY OF MARSHALL CALHOUN COUNTY, MICHIGAN

ORDINANCE #2021-\_\_\_

#### **PREAMBLE**

AN ORDINANCE TO AMEND THE CITY OF MARSHALL ZONING CODE, ARTICLE 3.0, ZONING DISTRICTS, SECTION 3.1.12 OF THE "I-1 RESEARCH AND TECHNICAL DISTRICT" AND SECTION 3.1.13 OF THE "I-2 GENERAL INDUSTRIAL DISTRICT"; TO REQUIRE MARIHUANA FACILITIES AND MARIHUANA ESTABLISHMENTS GROWER, PROCESSOR AND SAFETY COMPLIANCE FACILITY BE A SPECIAL LAND USE SUBJECT TO THE ZONING CODE, ARTICLE 6.0 DEVELOPMENT PROCEDURES, SECTION 6.2 SPECIAL LAND USES AND SECTION 6.3 SITE PLAN REVIEW; TO AMEND ARTICLE 6.0, SECTION 6.2 TO ADD OFFENSIVE TO ODORS; THAT MARIHUANA GROWER AND MARIHUANA PROCESSOR FACILITIES AND ESTABLISHMENTS ARE SUBJECT TO LAND SITE DISTANCES AS ESTABLISHED UNDER CITY ORDINANCES, AS AMENDED; REPEAL ANY ORDINANCES IN CONFLICT THEREOF; AND TO PROVIDE AN EFFECTIVE DATE HEREOF.

THE CITY OF MARSHALL, CALHOUN COUNTY, HEREBY ORDAINS:

Section 1. PURPOSE. The purpose of this Ordinance is to amend the City Zoning Code to require Grower, Processor and Safety Compliance Facility licensed under City ordinances and the Medical Marihuana Facilities Licensing Act (MMFLA), PA 281 of 2016, and the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018 (MRTMA), be subject to Zoning Code, Article 3.0 as a special land use and Article 6.0 Development Procedures, Section 6.2 Special Land Uses and Section 6.3 Site Plan Review. It is further the intent of this Ordinance to amend Article 6.0, Section 6.2 to provide that the proposed use shall not involve "unreasonable" or "offensive" odors. It is further the intent of this Ordinance that Marihuana Grower and Marihuana Processor facilities and establishments are subject to land site distances as established under City ordinances, as amended

It is the intent of these provisions to ensure the health, safety and welfare of the citizens of Marshall that quality of life is not impaired, neighborhood character is preserved, commercial activities developed and increased, employment opportunities expanded, and positive planned land use developed.

**Section 2.** That Article 3.0 ZONING DISTRICTS, SECTION 3.1.12 I-1 OF THE RESEARCH AND TECHNICAL DISTRICT of the Marshall City Zoning Code, is hereby amended as follows:

B. Principal Permitted USES (continued)

xxiii. Any use allowed in such district as provided in the City Medical Marihuana Ordinance

C. Special Land Use

xvii. Marihuana Grower, Marihuana Processor, and Safety Compliance Facility under the City Medical Marihuana Ordinance and the Medical Marihuana Facilities Licensing Act (MMFLA), PA 281 of 2016, are a special land use subject to Article 6.0, Sections 6.2 and 6.3.

xviii. Marihuana Grower, Marihuana Processor, and Safety Compliance Facility under the City Commercial Marihuana Ordinance and the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018 (MRTMA), are a special land use subject to Article 6.0, Sections 6.2 and 6.3.

**Section 3.** That Article 3.0 ZONING DISTRICTS, SECTION 3.1.13 I-1 OF THE "I-2 GENERAL INDUSTRIAL DISTRICT of the Marshall City Zoning Code, is hereby amended as follows:

B. Principal Permitted USES (continued)

xxiii. Any use allowed in such district as provided in the City Medical Marihuana Ordinance

C. Special Land Use

xxii. Marihuana Grower, Marihuana Processor, and Safety Compliance Facility under the City Medical Marihuana Ordinance and the Medical Marihuana Facilities Licensing Act (MMFLA), PA 281 of 2016, are a special land use subject to Article 6.0, Sections 6.2 and 6.3.

xxiii. Marihuana Grower, Marihuana Processor, and Safety Compliance Facility under the City Commercial Marihuana Ordinance and the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018 (MRTMA), are a special land use subject to Article 6.0, Sections 6.2 and 6.3.

**Section 4.** That Ordinance #2017-05, Sections Grower, Processor and Safety Compliance Facility, are hereby amended to require Grower, Processor and Safety Compliance facility be subject to special land use in the following zoning districts: I-1 and I-2 and subject to 6.0 Development Procedures, Section 6.2 Special Land Uses and Section 6.3 Site Plan Review.

**Section 5.** That under Ordinance No. 2019-06 section LOCATION AND ELIGIBILITY, subsection (D)(1)(a) and (f)(7) Marihuana Grower License, shall be amended from a permitted use to a special land use subject to the Zoning Code § 3.19-20 and Article 6.0, sections 6.2 and 6.3.

**Section 6.** That under Ordinance No. 2019-06 section LOCATION AND ELIGIBILITY, subsection (D)(2)(a) Marihuana Processor License, shall be amended from a permitted use to a special land use subject to the Zoning Code § 3.19-20 and Article 6.0, sections 6.2 and 6.3.

**Section 7.** That Ordinance No. 2019-06 section LOCATION AND ELIGIBILITY, subsection (D)(4)(a) Marihuana Safety Compliance Facility License, shall be amended from a permitted use to a special land use subject to the Zoning Code § 3.19-20 and Article 6.0, sections 6.2 and 6.3.

**Section 8.** That Article 6.0 Development Procedures, Section 6.2, of the Marshall City Zoning Code, is hereby amended as follows:

10. Standards for Special Use Approval.



G. The proposed use shall not involve activities, processes, materials and equipment or conditions of operation that will be detrimental to public health, safety and welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or unreasonable or offensive odors.

**Section 9.** Marihuana Grower and Marihuana Processor facilities and establishments are subject to land site distances as established under City ordinances, as amended.

**Section 10.** That the editors of the Marshall Zoning Code are hereby authorized to update and revise the Zoning Ordinance and its Code to effectuate the provisions of this Ordinance.

**Section 11. Severability.** It is the legislative intent of the City adopting this Ordinance that all provisions hereof shall be liberally construed to protect the public health, safety and general welfare of the inhabitants of the City and all other persons affected by this Ordinance. Consequently, should any provision of this Ordinance be held to be unconstitutional, invalid or of no effect, such holding shall not be construed as affecting the validity of any of the remaining provisions of this Ordinance or Zoning Code, it being the intent of the City Council that this Ordinance shall stand and remain in effect, notwithstanding the invalidity of any provision hereof.

**Section 12. Conflicting Ordinance and Code Provisions Repealed.** Any City of Marshall Ordinance, parts of Ordinances, or any Marshall Code provision in conflict or inconsistent with any of the provisions of this Ordinance shall be and is hereby repealed.

**Section 13.** This Ordinance [or a summary thereof as permitted by MCL 125.3401] shall be published in the *Marshall Advisor*, a newspaper of general circulation in the City of Marshall qualified under state law to publish legal notices. This Ordinance shall be recorded in the Ordinance Book and such recording shall be authenticated by the signatures of the Mayor and the City Clerk.

<b>Section 14.</b> This Ordinance is declared to be effective seven (7) days after publication or as provided by law.			
Adopted and signed this day of,	2021.		
Joe Caron, MAYOR Tri	isha Nelson, CITY CLERK		
I, Trisha Nelson, being duly sworn as the Cit certify that the foregoing is a true and complete con Council, City of Marshall, County of Calhoun, State or, 2021, and that said meeting was con was given pursuant to and in full compliance with the Acts of Michigan, 1976, and that the minutes of said been made available by said Act.  Trisha Nelson, CITY CLERK	py of an ordinance approved by the City of Michigan, at a regular meeting held on nducted and public notice of said meeting Open Meetings Act, being Act 267, Public		

### CITY OF MARSHALL CALHOUN COUNTY, MICHIGAN

ORDINANCE #2021-\_\_\_

#### **PREAMBLE**

AN ORDINANCE TO AMEND THE CITY OF MARSHALL MEDICAL MARIHUANA FACILITIES LICENSING ACT (MMFLA), ORDINANCE No. 2017-06, AND COMMERCIAL MARIHUANA (MRTMA) ORDINANCE NO. 2019-06, TO ALLOW FOR REDUCED SITE DISTANCES FOR CERTAIN SIZE BUILDING FACILITIES, AND REASONABLE ODOR MITIGATION; TO REQUIRE ALL MARIHUANA FACILITIES AND MARIHUANA ESTABLISHMENTS BE SUBJECT TO THE ZONING CODE, ARTICLE 6.0 DEVELOPMENT PROCEDURES, SECTION 6.2 SPECIAL LAND USES AND SECTION 6.3 SITE PLAN REVIEW; REPEAL ANY ORDINANCES IN CONFLICT THEREOF; AND TO PROVIDE AN EFFECTIVE DATE HEREOF.

THE CITY OF MARSHALL, CALHOUN COUNTY, HEREBY ORDAINS:

**Section 1. PURPOSE.** The purpose of this Ordinance is to amend City ordinances to allow for site distance reduction for certain large size marihuana grower and processor buildings and facilities from other marihuana grower and processor buildings and facilities, and for reasonable odor mitigation, and to require all commercial marihuana facilities licensed under City ordinances and the Medical Marihuana Facilities Licensing Act (MMFLA), PA 281 of 2016, and the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018 (MRTMA), be subject to the Marshall Zoning Code, Article 6.0 Development Procedures, Section 6.2 Special Land Uses and Section 6.3 Site Plan Review.

It is the intent of these provisions to provide for the health, safety and welfare of the citizens of Marshall that quality of life is not impaired, neighborhood character is preserved, commercial activities developed and increased, employment opportunities expanded, and positive planned land use developed.

**Section 2.** That Ordinance # 2017-06, Section Grower subsection (2) is hereby amended to the following:

The facility must not be within 2,640-foot of another grow or processing facility, except as follows:

100,000 square foot or larger building with at least 12 total acres are not restricted as to site distances from another marihuana grow or processing facility.

**Section 3.** That Ordinance # 2017-06, Section Processor subsection (3) is hereby amended to the following:

The facility must not be within 2,640-foot of another grow or processing facility excepts as follows:

100,000 square foot or larger building with at least 12 total acres are not restricted as to site distances from another marihuana grow or processing facility.

**Section 4.** That Ordinance No. 2019-06 section LOCATION AND ELIGIBILITY, subsection (D)(1)(a) and (f)(7) Marihuana Grower License, shall be amended as follows:

#### (1) Marihuana Grower License:

a. The location at which a grower establishment cultivates marihuana is a permitted special land use in the following zoning districts: I-1 and I-2, as provided by and subject to the requirements of this Ordinance and the Zoning Ordinance Code § 3.19-20 and Article 6.0, sections 6.2 and 6.3. The City will restrict locations and entity but shall not restrict number of licenses managed by that entity. Grower establishment, as measured from the property lot line, shall not be within 2,640 feet of another grow establishment or processing establishment licensed under the MRTMA, or grow or processing facility licensed under the MMFLA, except 100,000 square foot or larger marihuana grow or process building facilities with at least 12 total acres are not restricted as to site distances from another grow or processing facility.

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f. A Grower shall comply with all of the provisions of the MRTMA and shall:

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7) Odor control - No Person, tenant, occupant, or property owner shall permit the emission of unreasonable or offensive Marihuana odor from any source to result in such detectable odors that leave the premises upon which they originated. Odor emission shall be measured by a reasonable person of normal sensitivity standard. A grower shall install and maintain in operable condition a system which precludes the emission of unreasonable or offensive Marihuana odor from the marijuana facilities and premises. A marihuana establishment shall be so that the odor of marihuana cannot be detected by a person with a normal sense of smell at the exterior of the marihuana establishment property line or at any adjoining use or property. Odor must be

managed at the establishment site and by the installation of an operable filtration to ventilation and exhaust equipment and odors must otherwise be effectively confined to the interior of the building or dwelling from which the odor is generated.

**Section 5.** That Ordinance No. 2019-06 section LOCATION AND ELIGIBILITY, subsection (D)(2)(a) Marihuana Processor License, shall be amended as follows:

#### (2) Marihuana Processor License:

a. The location at which a Processor establishment extracts resin from the marihuana or creates a marihuana-infused product is a permitted special land use in the following zoning districts: I-1 and I-2, as provided by and subject to the requirements of this Ordinance and the Zoning Ordinance Code § 3.19-20 and Article 6.0, sections 6.2 and 6.3. The City will restrict locations and only one Marihuana Processor establishment license shall be permitted per parcel or lot. Processor establishment, as measured from the property lot line, shall not be within 2,640 feet of another grow establishment or processing establishment licensed under the MRTMA, or grow or processing facility licensed under the MMFLA, except 100,000 square foot or larger grower or processor buildings with at least 12 total acres are not restricted as to site distances from another marihuana grow or processing facility.

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f. 6) Odor control - No Person, tenant, occupant, or property owner shall permit the emission of unreasonable or offensive Marihuana odor from any source to result in such detectable odors that leave the premises upon which they originated. Odor emission shall be measured by a reasonable person of normal sensitivity standard. A grower shall install and maintain in operable condition a system which precludes the emission of unreasonable or offensive Marihuana odor from the marijuana facilities and premises. Odor must be managed at the establishment site and by the installation of an operable filtration to ventilation and exhaust equipment and odors must otherwise be effectively confined to the interior of the building or dwelling from which the odor is generated.

**Section 6.** That Ordinance No. 2019-06 section LOCATION AND ELIGIBILITY, subsection (D)(4)(a) Marihuana Processor License, shall be amended as follows:

#### (4) Marihuana Safety Compliance Facility License:

a. The location at which a safety compliance facility tests marihuana
 and marihuana-infused products is a permitted special land use in the following

zoning districts: I-1 and I-2, as provided by and subject to the requirements of **this Ordinance and** the Zoning Code § 3.19-20 and **Article 6.0**, **sections 6.2 and 6.3**. The City will allow up to a total of two (2) state-approved and licensed safety compliance facilities in zoning districts: I-1 and I-2, combined.

**Section 7.** That Ordinance No. 2019-06 section GENERAL LICENSE APPLICATION REQUIREMENTS, subsection (B)(8)(e), shall be amended as follows:

e. A plan for ventilation of the marihuana establishment that describes the ventilation systems that will be used to prevent any **unreasonable or offensive** odor of marihuana off the premises of the business. For marihuana establishments that grow and/or process marihuana plants and/or marihuana infused products, such plan shall also include all ventilation systems used to control the environment for the plants and describe how such systems operate with the systems preventing any **unreasonable or offensive** odors from leaving the premises. For marihuana businesses that produce marihuana-infused products, such plan shall also include all ventilation systems used to mitigate noxious gases or other fumes used or created as part of the production process.

**Section 8.** That Ordinance No. 2019-06 section VISIBILITY OF ACTIVITIES; CONTROL OF EMISSIONS subsection (C), shall be amended as follows:

(C) Sufficient measures and means of preventing smoke, unreasonable or offensive odors, debris, dust, fluids and other substances from exiting a marihuana establishment and commercial entity must be provided at all times. In the event that any unreasonable or offensive odors, debris, dust, fluids or other substances exit a marihuana establishment and/or commercial entity, the owner of the subject premises and the licensee shall be jointly and severally liable for such conditions and shall be responsible for immediate, full clean-up and correction of such condition. The licensee shall properly dispose of all such materials, items and other substances in a safe, sanitary and secure manner and in accordance with all applicable federal, state and local laws and regulations.

**Section 9.** That Ordinance No. 2019-06 section **MARIHUANA CULTIVATION** subsection (D), shall be amended as follows:

(D) No marihuana cultivation activity shall result in the emission of any gas, vapors, unreasonable or offensive odor, smoke, dust, heat or glare that is noticeable at or beyond the property line of the dwelling at which the cultivation occurs. Sufficient measures and means of preventing the escape of such substances from a dwelling must be provided at all times. In the event that any gas, vapors, unreasonable or offensive odor, smoke, dust, heat or glare or other substances exit a dwelling, the owner of the subject premises shall be liable for such conditions and shall be responsible for immediate, full clean-up and

correction of such condition. The owner shall properly dispose of all such materials, items and other substances in a safe, sanitary and secure manner and in accordance with all applicable federal, state and local laws and regulations. In the event there is a lessee of the subject premises, the owner and the lessee shall be jointly and severally liable for such conditions.

**Section 10.** That Ordinance No. 2019-06 section **ODOR CONTROL** subsections (A) and (C), shall be amended as follows:

- (A) No person, tenant, occupant, or property owner shall permit the emission of marihuana odor from any source to result in detectable unreasonable or offensive odors that leave the premises upon which they originated and interfere with the reasonable and comfortable use and enjoyment of another's property.
- (B) Whether or not a marihuana odor emission interferes with the reasonable and comfortable use and enjoyment of a property shall be measured against the objective standards of a reasonable person of normal sensitivity.
- (C) A grower or a processor shall install and maintain in operable condition a system which precludes the emission of **unreasonable** or offensive marihuana odor from the premises
- **Section 11. Severability.** It is the legislative intent of the City adopting this Ordinance that all provisions hereof shall be liberally construed to protect the public health, safety and general welfare of the inhabitants of the City and all other persons affected by this Ordinance. Consequently, should any provision of this Ordinance be held to be unconstitutional, invalid or of no effect, such holding shall not be construed as affecting the validity of any of the remaining provisions of this Ordinance or Zoning Code, it being the intent of the City Council that this Ordinance shall stand and remain in effect, notwithstanding the invalidity of any provision hereof.
- **Section 12. Conflicting Ordinance and Code Provisions Repealed.** Any City of Marshall Ordinance, parts of Ordinances, or any Marshall Code provision in conflict or inconsistent with any of the provisions of this Ordinance shall be and is hereby repealed.
- **Section 13.** This Ordinance [or a summary thereof as permitted by MCL 125.3401] shall be published in the *Marshall Advisor*, a newspaper of general circulation in the City of Marshall qualified under state law to publish legal notices. This Ordinance shall be recorded in the Ordinance Book and such recording shall be authenticated by the signatures of the Mayor and the City Clerk.

Adopted and signed this day of	of, 2021.
Joe Caron, MAYOR	Trisha Nelson, CITY CLERK
certify that the foregoing is a true a Council, City of Marshall, County of	sworn as the City Clerk for the City of Marshall, hereby nd complete copy of an ordinance approved by the City Calhoun, State of Michigan, at a regular meeting held on meeting was conducted and public notice of said meeting
was given pursuant to and in full com	pliance with the Open Meetings Act, being Act 267, Public minutes of said meeting were kept and will be or have
was given pursuant to and in full com Acts of Michigan, 1976, and that the	

#### MARSHALL PLANNING COMMISSION

Staff report for July 14, 2021 July 16, 2021

To: Planning Commissioners

From: Trisha Nelson, Planning and Zoning Administrator

Subject: Receive and Consider Approval of Site Plan Amendment #SPA05.02

for Love's Truck Stop, 18720 Partello Road

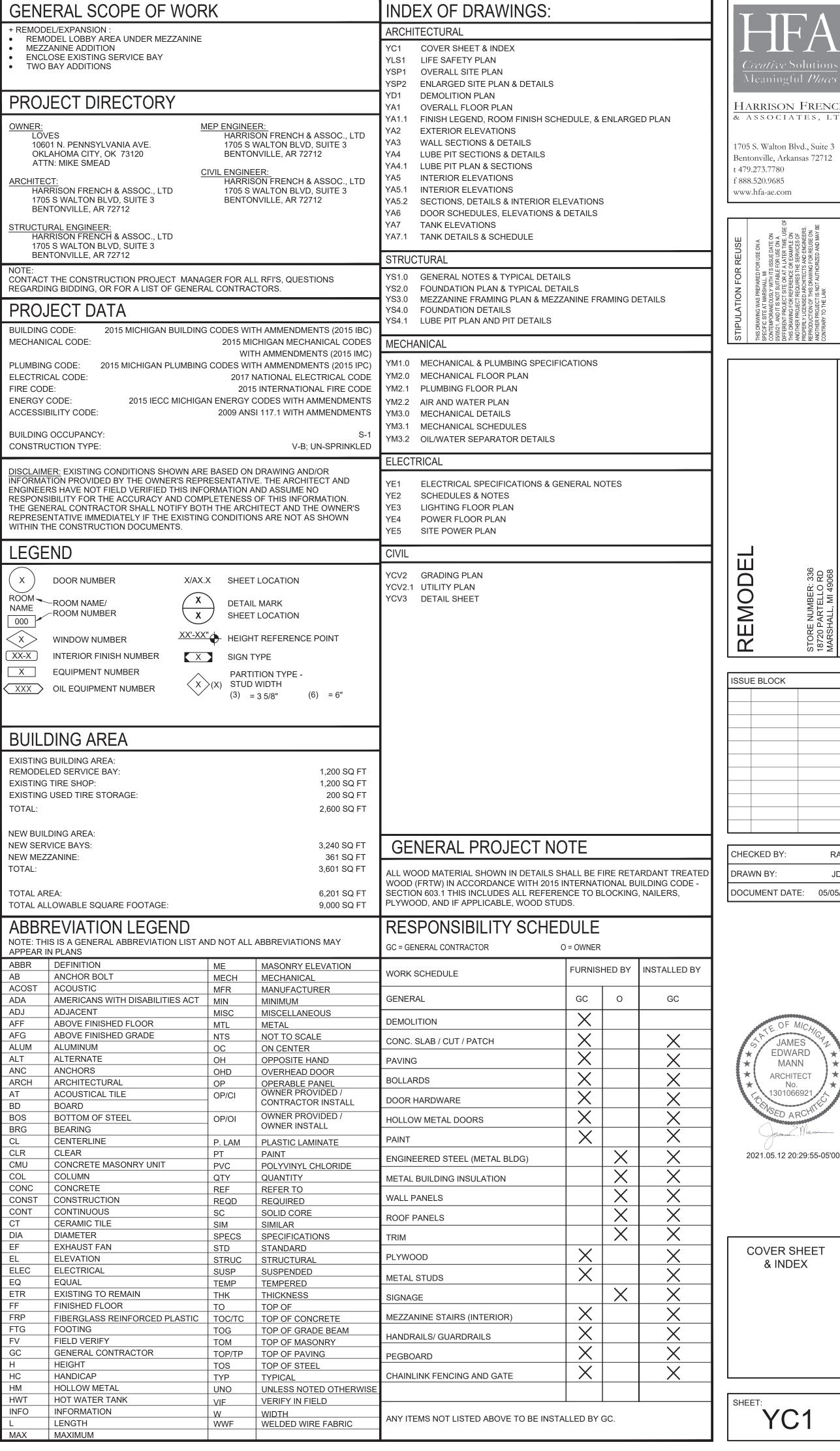
Love's Truck Stop has submitted for another amendment to their original site plan. The construction of a tire barn was added to the Love's site in September 2009. At this time, Love's would like to add two additional mechanic bays on the tire barn. This addition is coming to the Planning Commission as an amendment to the original site plan.

City staff has reviewed the changes and feels all requirements have been met and the City Engineer has reviewed for storm water changes. Planning Commission is being asked to receive and approve the plans at the same meeting.



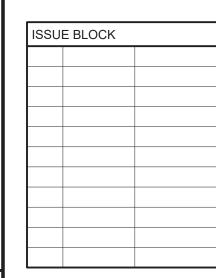
LIGHT MECHANICAL SERVICES ADDITION

STORE #336 18720 PARTELLO RD. MARSHALL, MI 49068

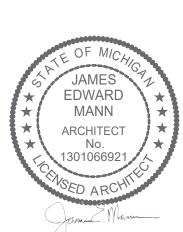




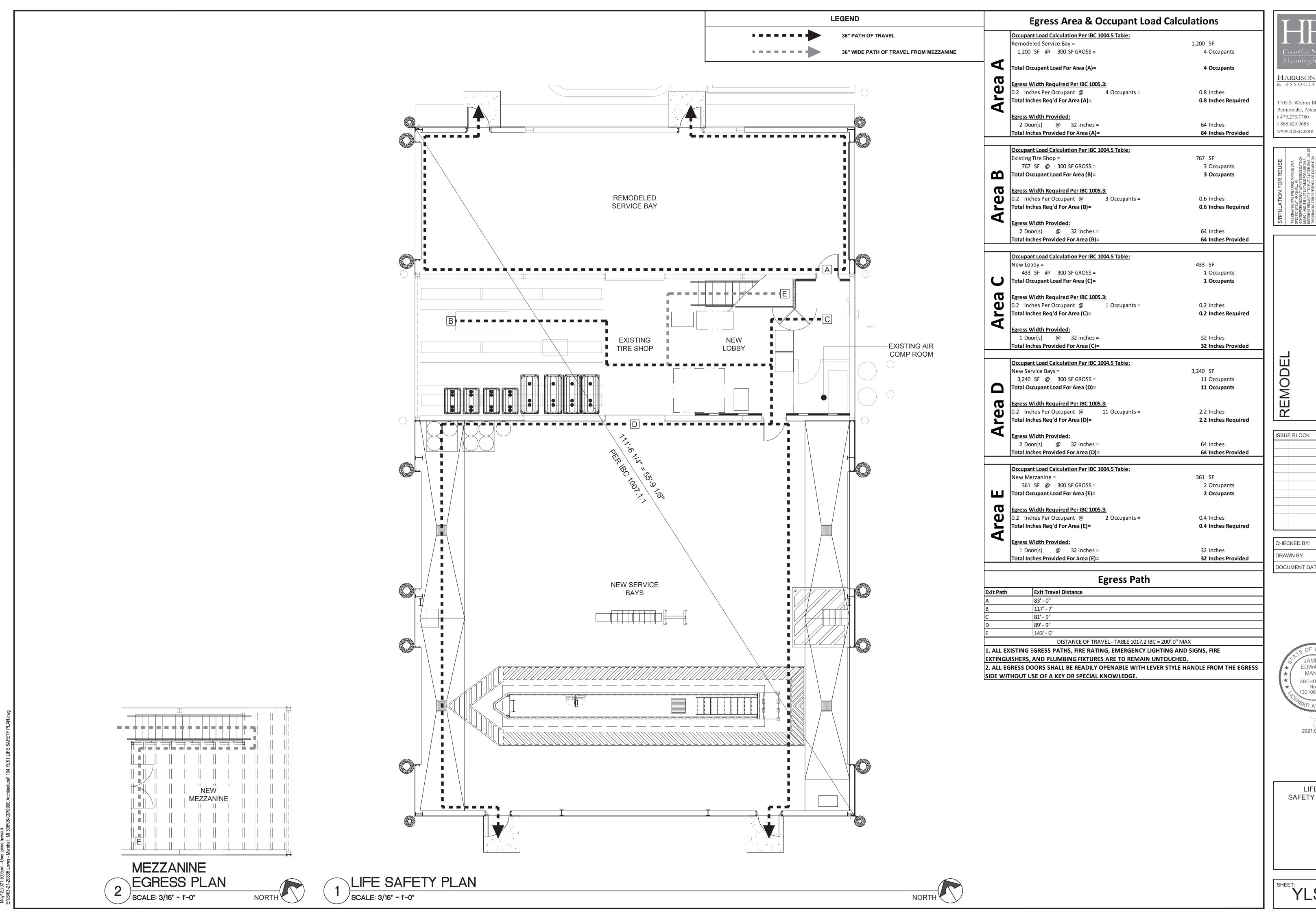
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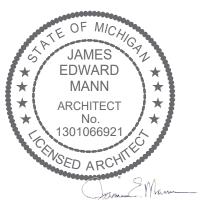
**COVER SHEET** & INDEX



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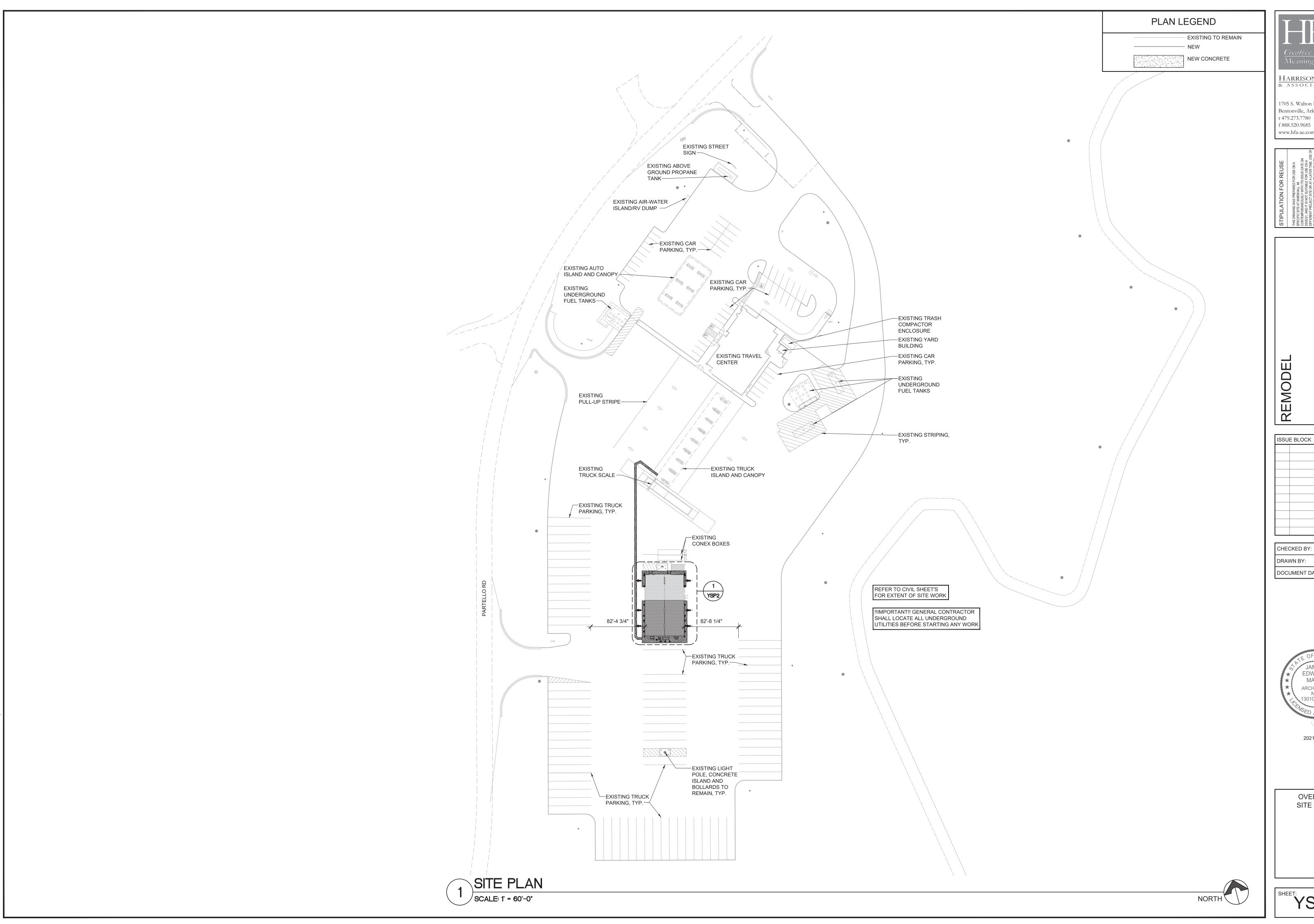
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LIFE SAFETY PLAN

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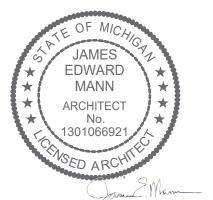


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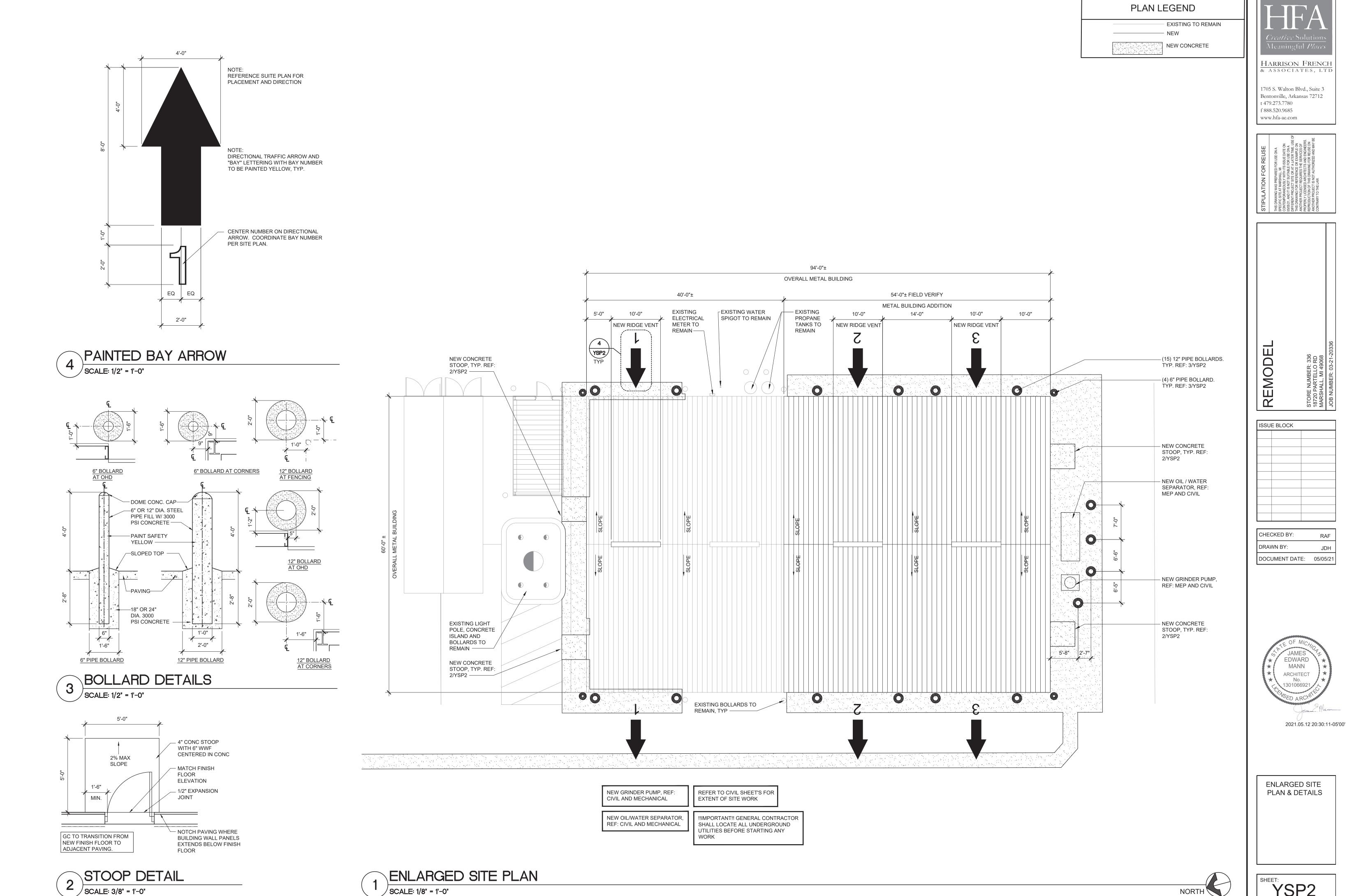
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OVERALL SITE PLAN

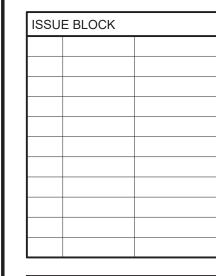




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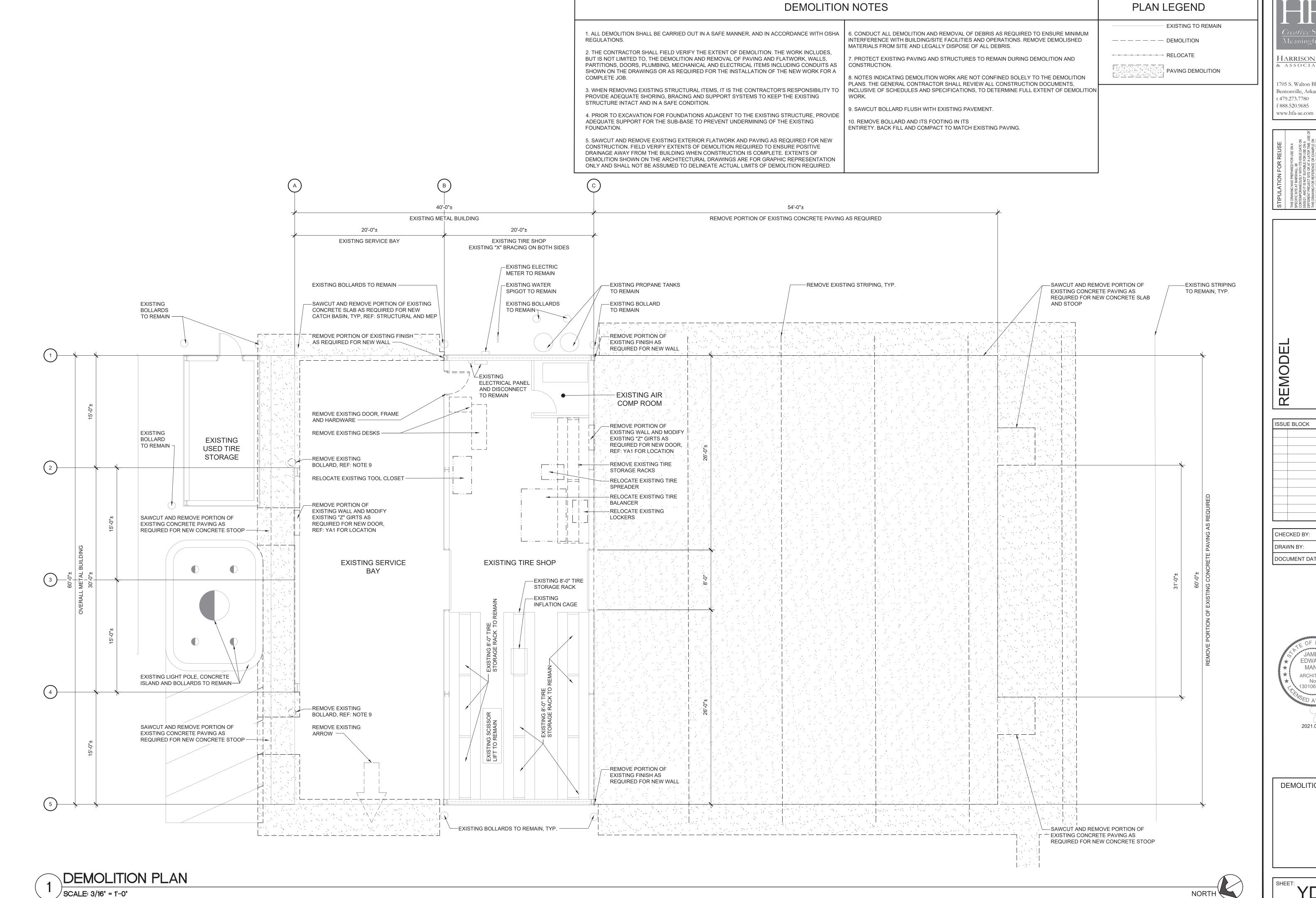


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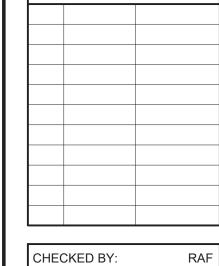


**ENLARGED SITE** PLAN & DETAILS

YSP2



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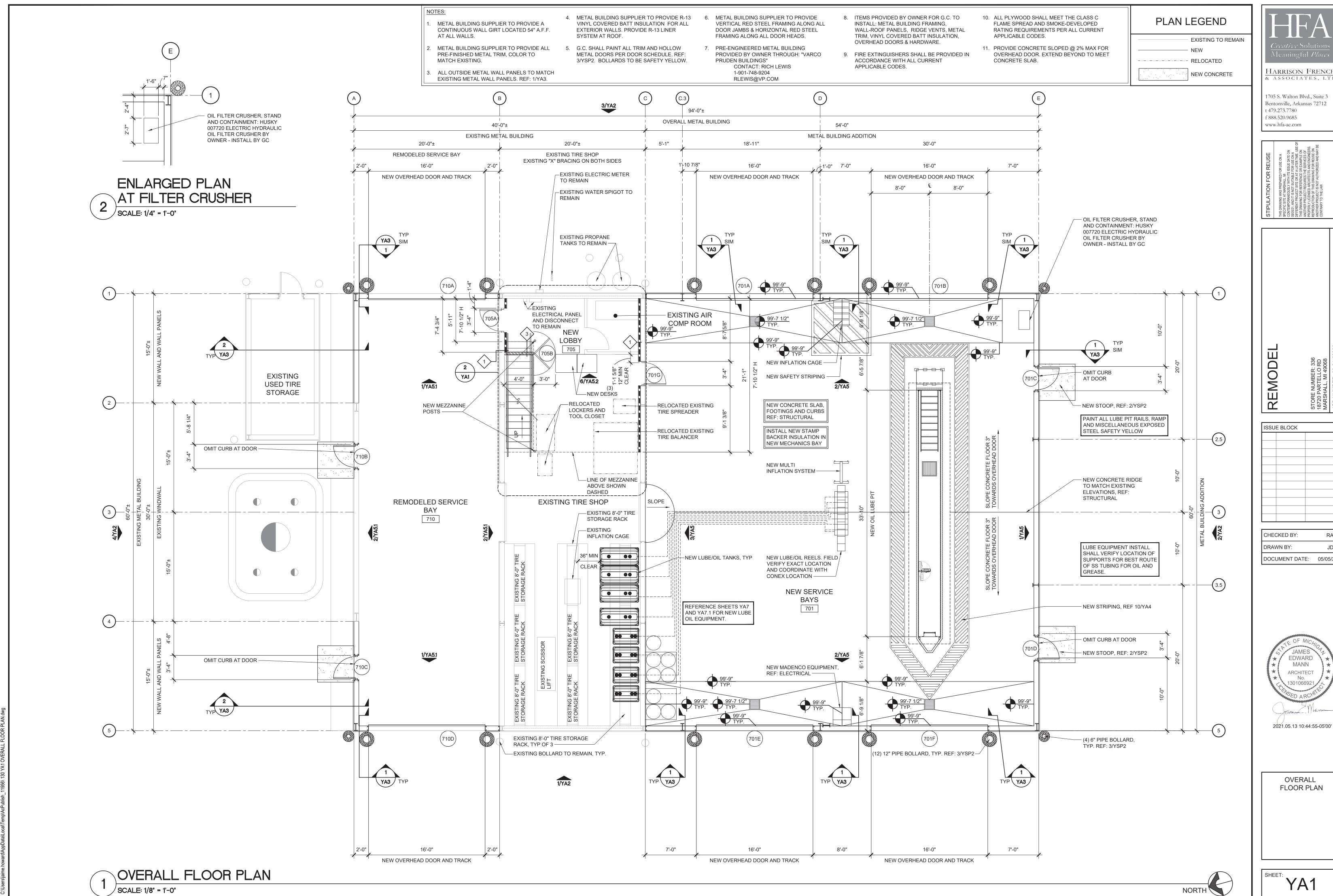


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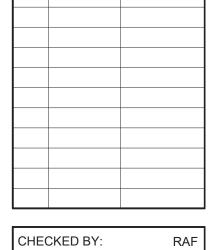
**DEMOLITION PLAN** 



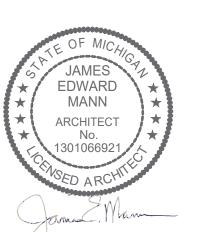
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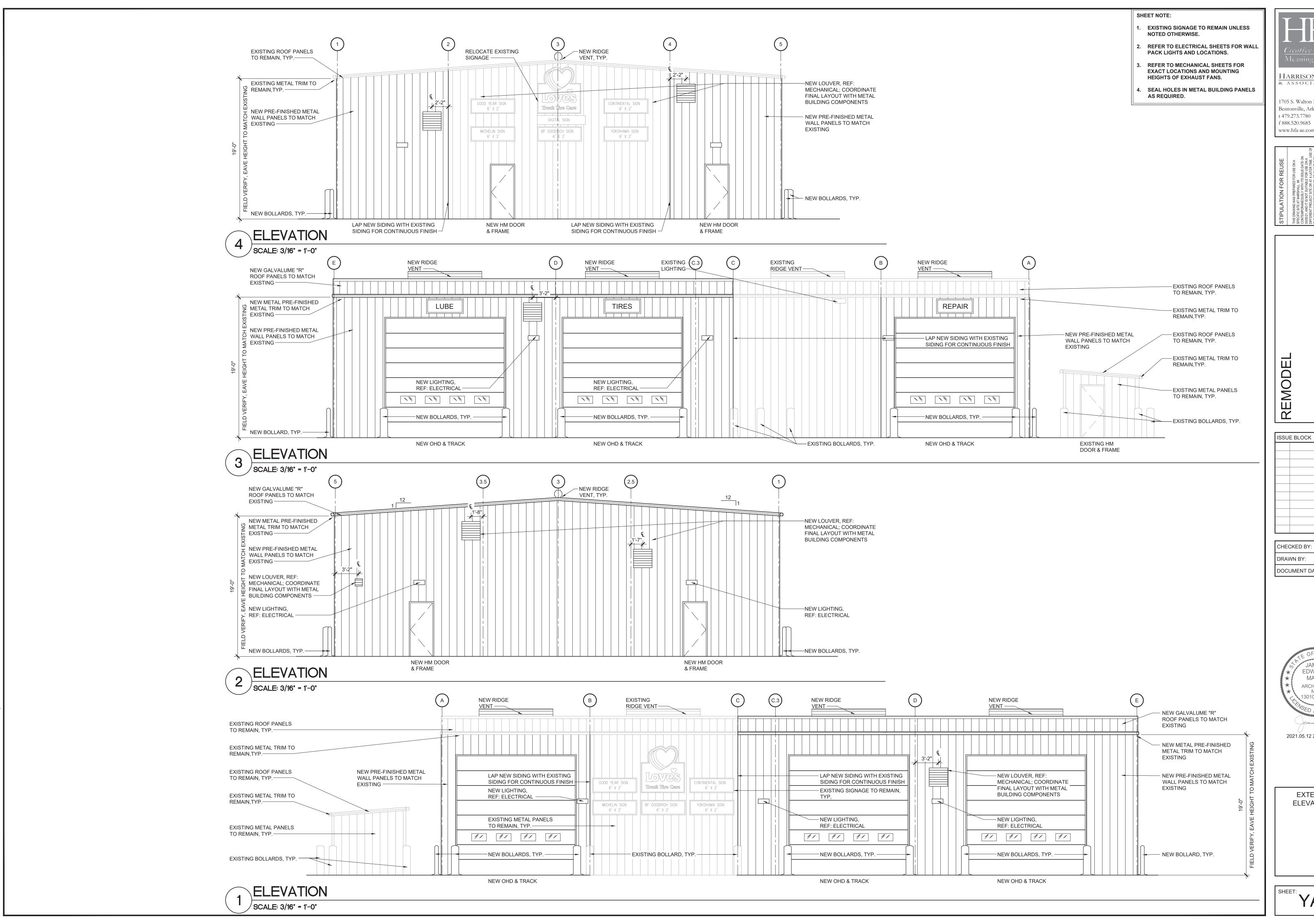


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OVERALL FLOOR PLAN





Meaningful *Plac* HARRISON FRENCH & ASSOCIATES, LT

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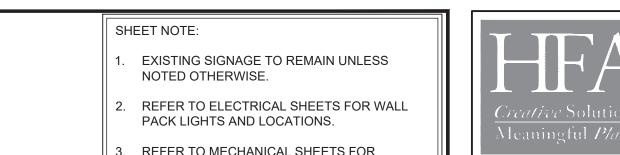
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**EXTERIOR ELEVATIONS** 



REFER TO MECHANICAL SHEETS FOR EXACT MOUNTING HEIGHTS OF EXHAUST

SEAL HOLES IN METAL BUILDING PANELS AS REQUIRED.

NEW RIDGE VENT TO MATCH EXISTING STYLE AND COLOR.

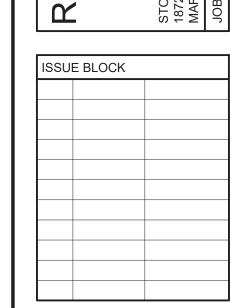
6. PAINT METAL DOORS AND FRAMES TO MATCH ADJACENT WAINSCOT COLOR UNLESS NOTED OTHERWISE.

INSTALL WATER RESISTANT 1X4 AT EVERY VERTICAL AND HORIZONTAL BUTT JOINT, TYPICAL FOR ALL PLYWOOD WALL FINISH.



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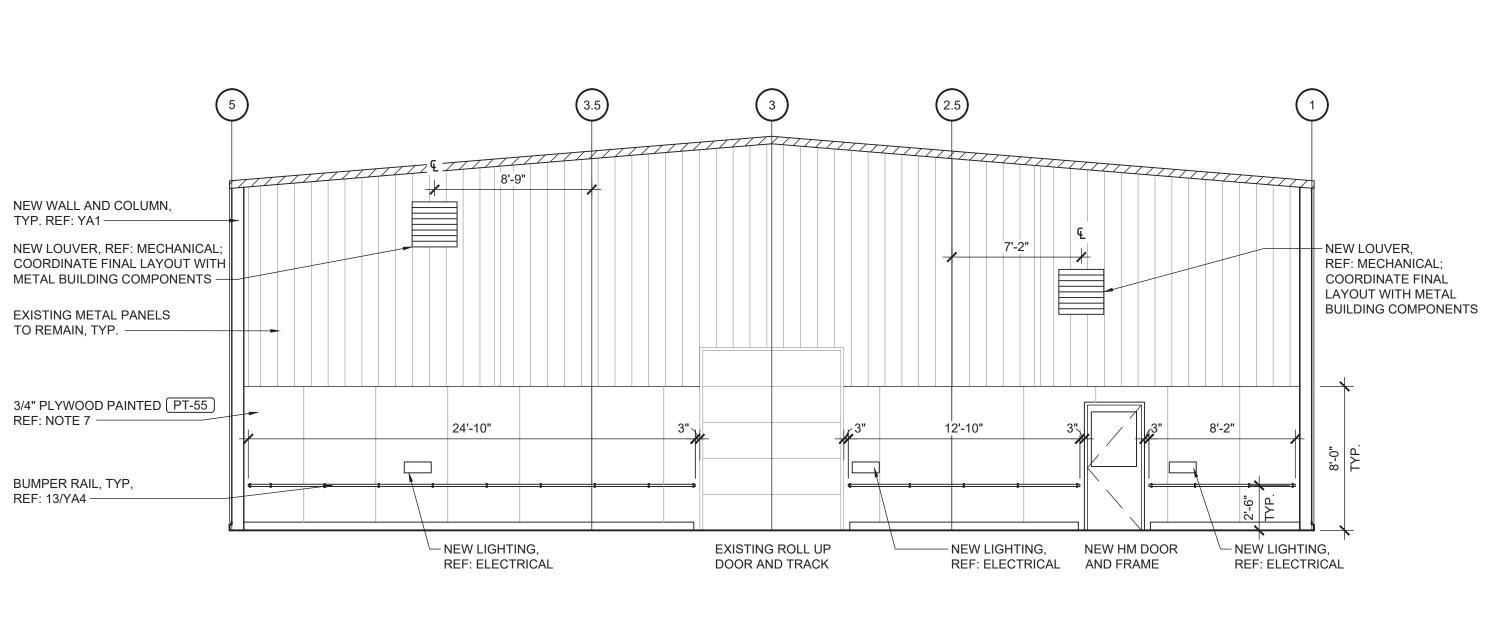
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> MANN ARCHITECT No. 1301066921

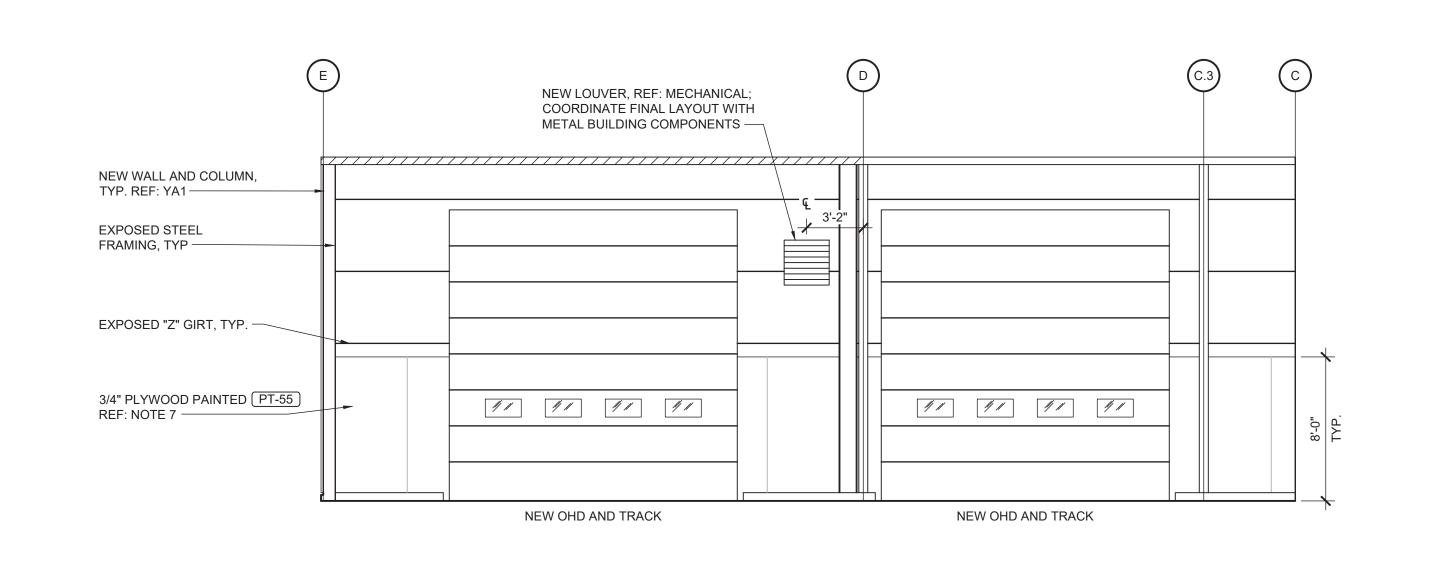
INTERIOR **ELEVATIONS** 

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SHEET: YA5



# 3 ELEVATION



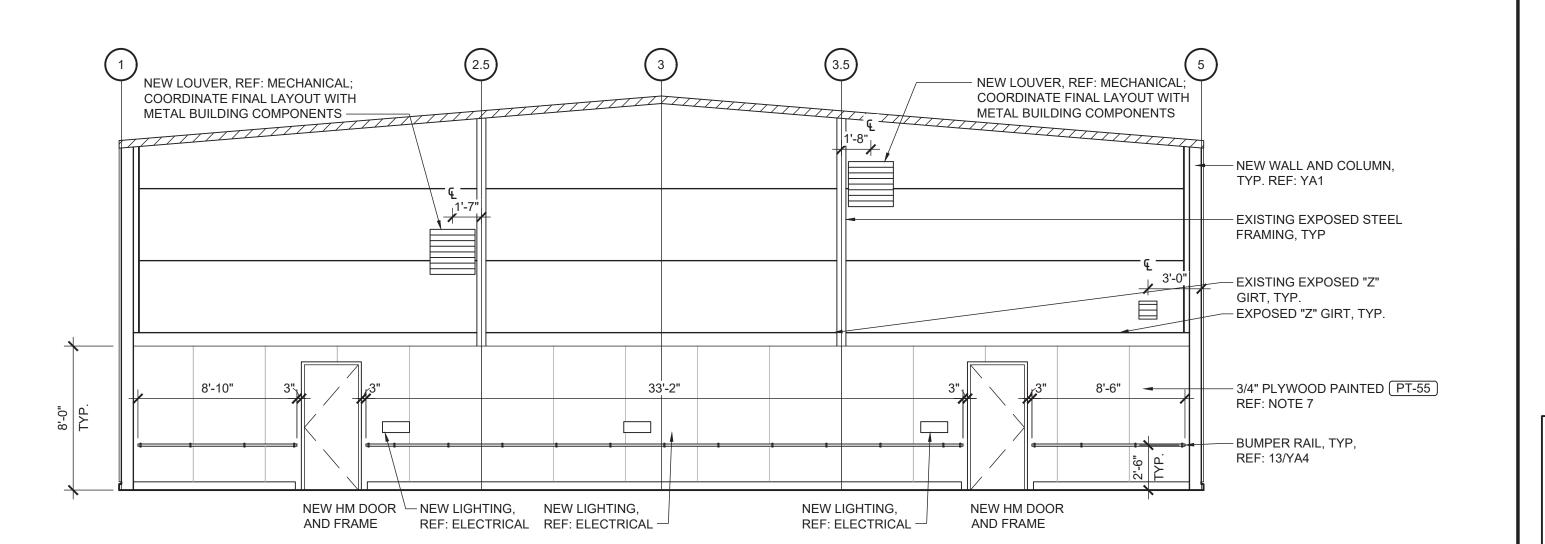
EXISTING ROLL UP

DOOR AND TRACK

24'-10"

- NEW LIGHTING,

REF: ELECTRICAL





NEW WALL AND COLUMN,

EXISTING METAL PANELS

3/4" PLYWOOD PAINTED PT-55

4 ELEVATION

NEW HM DOOR

AND FRAME

- NEW LIGHTING,

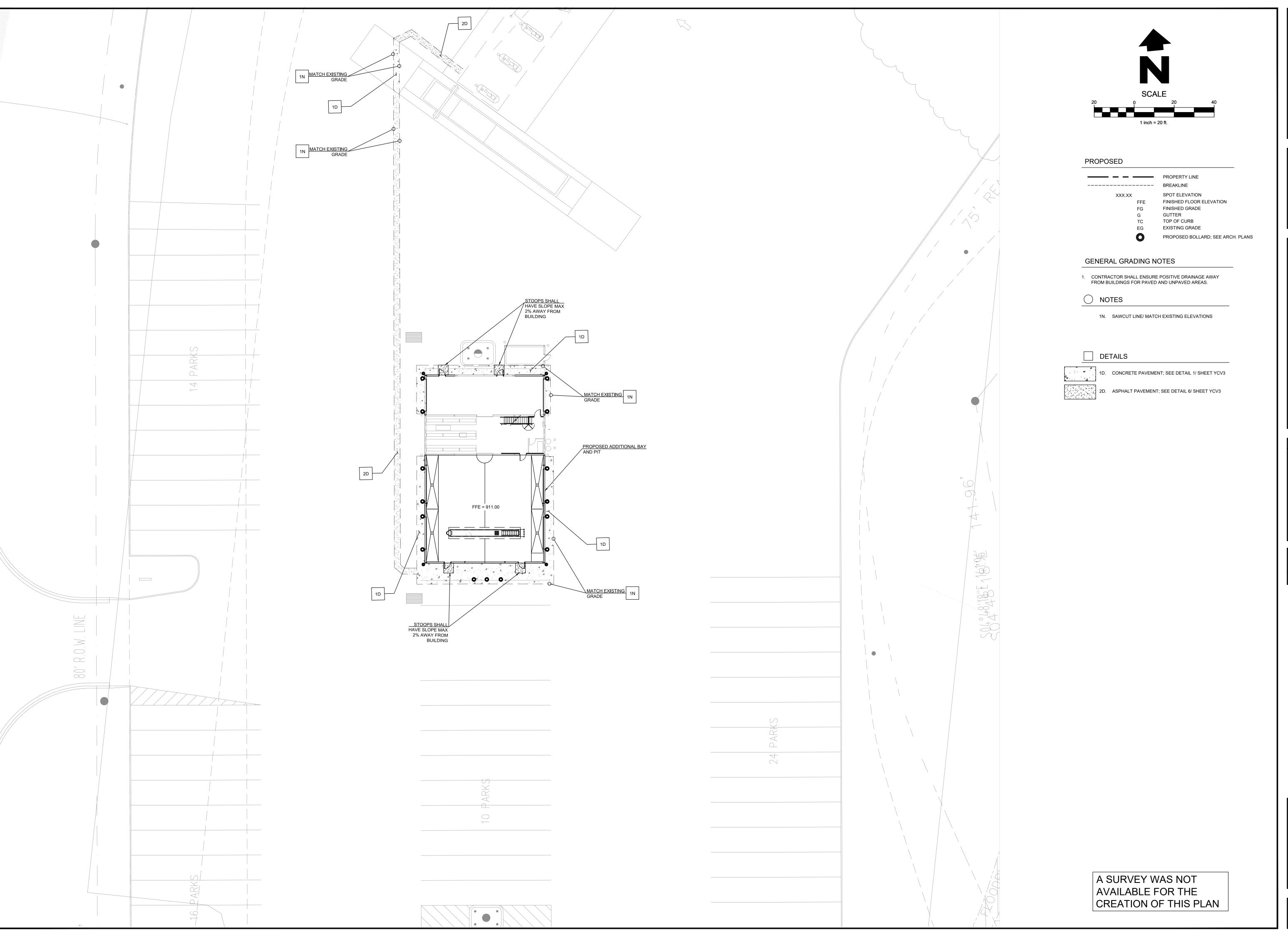
REF: ELECTRICAL -

TO REMAIN, TYP. —

REF: NOTE 7 -

BUMPER RAIL, TYP, REF: 13/YA4 ———

TYP. REF: YA1 —





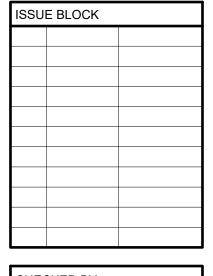
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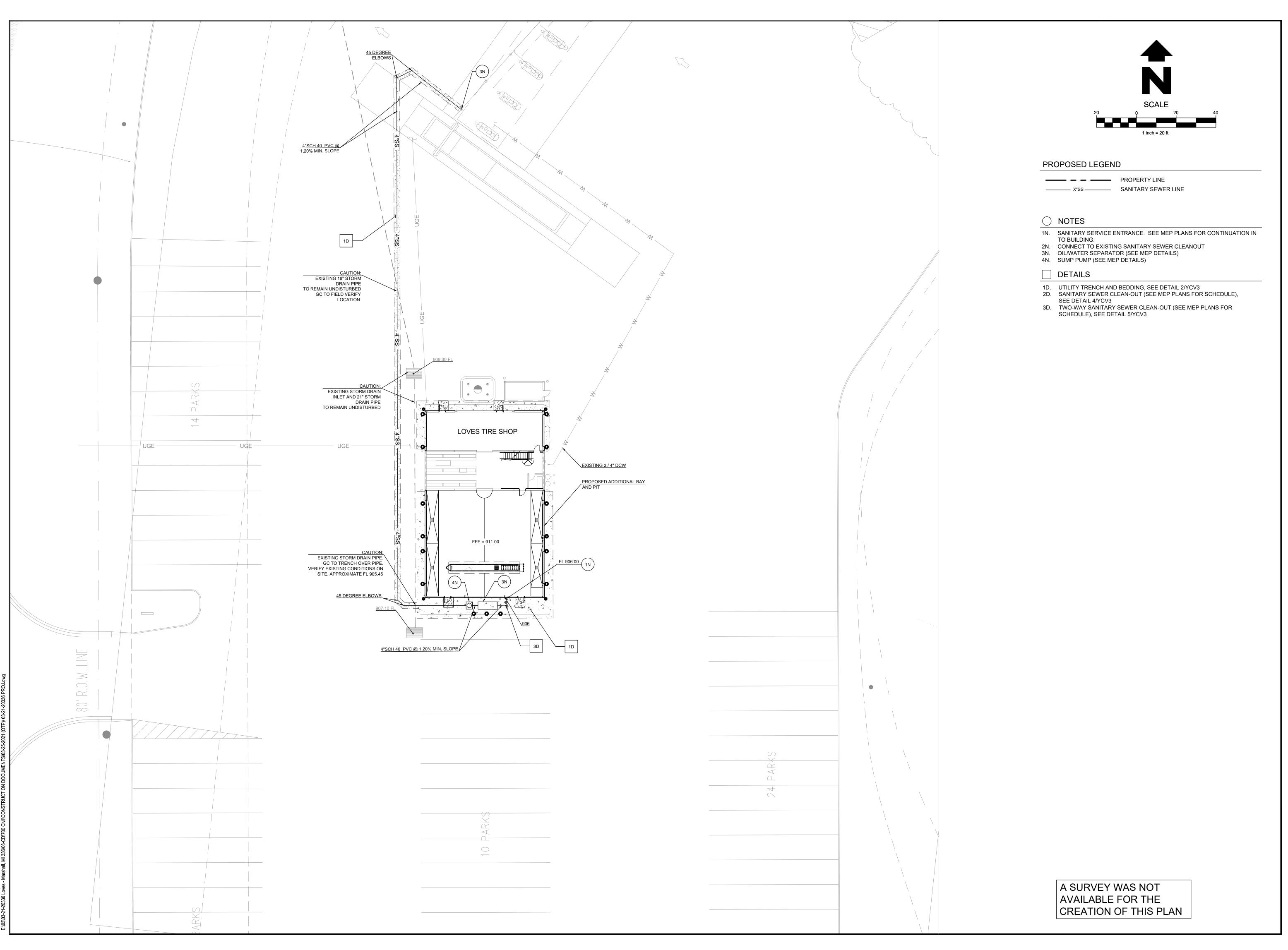


DRAWN BY: JMS
DOCUMENT DATE: 05/05/21



GRADING PLAN

YCV2





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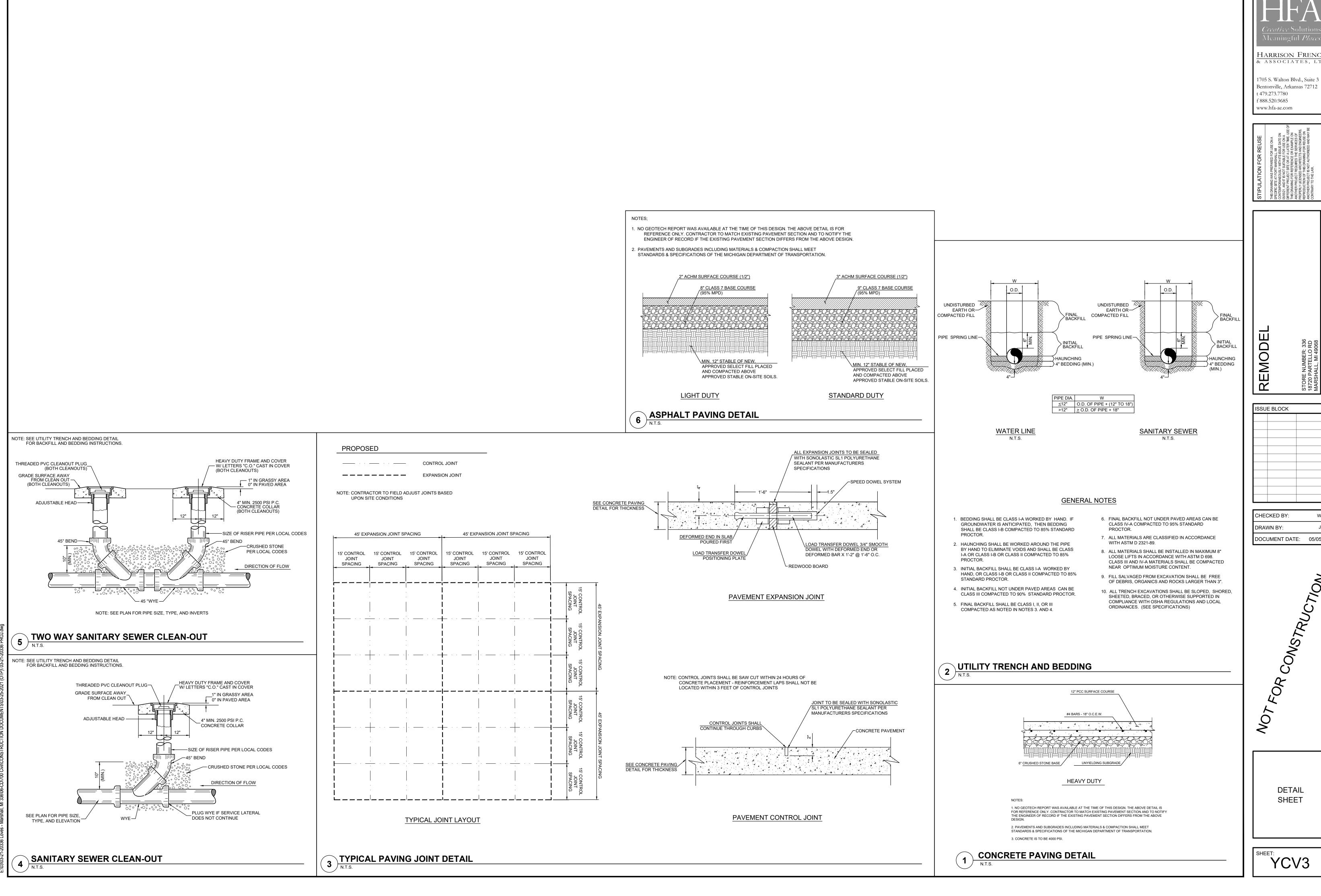
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TEOR CONSTRUCTION

UTILITY PLAN

YCV2.1



HARRISON FRENCH & ASSOCIATES, LT

ISSUE BLOCK

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DETAIL SHEET

YCV3