

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street, Manistee, Michigan 49660

Meeting of Thursday, July 10, 2003  
7:00 p.m. - Council Chambers, City Hall

## AGENDA

- I Roll Call
- II Public Hearing
  - 1. Amor Sign Studios/Zoning Amendment - Section 1419, 1420, 1421, 1423, 1425, & 1426 Freestanding Signs
  - 2.
- III Citizen Questions, Concerns and Consideration
- IV Approval of Minutes
  - Planning Commission Meeting (6/5/03)
- V New Business
  - 1. Amor Sign Studios/Zoning Amendment - Section 1419, 1420, 1421, 1423, 1425, & 1426 Freestanding Signs
  - 2.
  - 3.
- VI Unfinished Business
  - 1. Heller Signs/Zoning Amendment - Section 1411.D of the Sign Ordinance
  - 2. Top Notch Auto, LLC, 145 Harrison Street - Open Air Use
- VII Other Communications
  - 1.
- VIII Work/Study Session
  - 1.
- IX. Adjournment

### Speaking at Meetings:

Unless waived by the Commission for a specific meeting, any public comment shall be limited to five (5) minutes per speaker, one time only. If a group of people wish to be heard on one subject, a spokesperson may be appointed who may request that the Chairman approve more than the normal five (5) minutes. If necessary, a maximum of five (5) minutes will be allowed for the group to caucus to choose their spokesperson and develop their comments.

# MEMORANDUM

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TO: Planning Commission Members

FROM: Denise Blakeslee   
Administrative Assistant Community Development Department

DATE: June 27, 2003

RE: Planning Commission Meeting July 10, 2003

I will be on vacation starting June 30, 2003 until July 8<sup>th</sup>. Before I leave for vacation I am forwarding you the Planning Commission information we have received so far for the July meeting.

The Planning Commission scheduled a Worksession for 6:00 p.m. during the June Meeting. This worksession will still be held.

The Meeting will be at 7:00 p.m. on Thursday, July 10, 2003. In the event that any items are received while I am gone, Jon will forward the information to you. We have the following items on the agenda:

1. Amor Sign Studios/Zoning Amendment - Section 1419, 1420, 1421, 1423, 1425, & 1426 Freestanding Signs. We have received a request from Amor Sign Studios requesting that Sections 1419, 1420, 1421, 1423, 1425 & 1426 of the Sign Ordinance be amended. The proposed amendment would:

Delete the language "Limited to one Freestanding Sign per street on which the parcel has frontage.

Replace the language with "Limited to one Freestanding Sign per street on which the parcel has frontage per chart"

(Suggested) chart:

0	-	200ft	one freestanding sign
201	-	400 ft two	two freestanding signs
401	-	800 ft plus	three freestanding signs

2. Two items were postponed until the July 10, 2003 Meeting which appear under Unfinished Business on the agenda. The Planning Commission scheduled a worksession on June 26, 2003 to allow additional discussion on these requests enclosed is a copy of the notes from the Worksession. If you need an additional copy of these requests, please call me and I will bring them to the meeting.

Postponed items are:

- A. Heller Signs/Zoning Amendment - Section 1411.D of the Sign Ordinance. A public hearing was held at the June 5, 2003 Planning Commission in response to a request from Heller Signs to amend Section 1411.D of the Ordinance to read:

*Signs* which include flashing or moving chasing lights. ~~and *Animated Signs*.~~

The Planning Commission will continue their discussion on the proposed ordinance amendment.

- B. Top Notch Auto, LLC, 145 Harrison Street - Open Air Use. Top Notch Auto has been selling vehicles from the former Top Notch Marathon Station. This "open air use" was allowed on the parcel which the building was located as a legal nonconforming use. Expanding the use onto the two adjoining requires approval from the Planning Commission. Additional review of the request required the following items:

A reminder Vice Chair Ray Fortier will be presenting the Annual Planning Commission report to City Council on July 1, 2003 at 7:30 p.m. Ray would appreciate the support of any members who are able to attend.

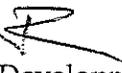
Please make a note on your calendars that we have a worksession scheduled for July 24, 2003. I hope that all of you have a safe and happy 4<sup>th</sup> of July.

If you are unable to attend the meeting please call the office (723-2558). See you at the meeting!

:djb

MEMORANDUM

TO: Planning Commission Members

FROM: Jon R. Rose   
Community Development Director

DATE: June 17, 2003

RE: Amor Sign Studio/Zoning Amendment request

We have received a request from Amor Sign Studio to Amend the Sign Ordinance as it pertains to Freestanding Signs. The Planning Commission needs to be informed of the prior events that have led up to this request.

Amor Sign Studios made three requests to the Zoning Board of Appeals March 20, 2003 to allow a second freestanding sign on their property (sign located on north property line). The requests were as follows:

Allow a second freestanding sign on their property.

Reduce the set-back from 10 feet to 2 feet.

Increase the height limitation from 7 feet to 17 feet.

The Zoning Board of Appeals denied the first request to allow a second freestanding sign on the property. With this denial the other two requests were not heard by the Zoning Board of Appeals.

Prior to the request the sign was altered by removing the top portion of the sign and relocating it to another location on the property. Nonconforming signs are allowed to remain unless altered. With this alteration the north sign must be removed to comply with the ordinance.

Enclosed please find a copy of the minutes from the Zoning Board of Appeals Meeting, the letter that was sent to the owner and copied to Amor Sign Studios, and a copy of the application that was delivered to the office on June 13, 2003.

JRR:djb

Enclosures



231-723-2558  
FAX 231-723-1546

70 Maple Street • P.O. Box 358 • Manistee, Michigan 49660

March 26, 2003

Carriage Inn  
200 Arthur Street  
Manistee, MI 49660

RE: Carriage Inn Sign

Dear Owner:

The City of Manistee Zoning Board of Appeals denied the variance request to allow a second freestanding sign at 200 Arthur Street - Carriage Inn. Since the existing sign has been altered it will need to be removed under the conditions of the Zoning Ordinance.

This letter shall serve as notification that you are hereby given 60 days from the date of this letter to remove the north freestanding sign at the Carriage Inn. In the event that you wish to apply for a Zoning Amendment you would have adequate time to do so within this deadline.

Enclosed is a draft copy of the minutes from the meeting. If you have any questions, please call me at 723-2558.

Sincerely,

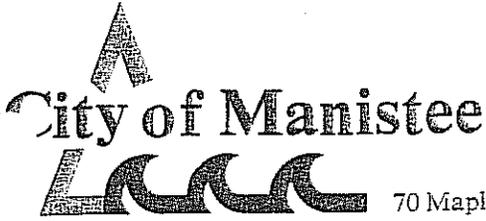
CITY OF MANISTEE

Mark W. Niesen  
Building Inspector

MWN:djb

Enclosures

cc: Amor Sign Studio



70 Maple Street • P.O. Box 358 • Manistee, Michigan 49660

231.723-2558  
FAX 231.723-1546

# Petition for Zoning Amendment

Amor Sign Studios, Inc. by Thomas E. Amor

FOR OFFICE USE ONLY:

Applicant  
443 Water St.

Case number \_\_\_\_\_

Address  
Manistee, MI 49660

Date Received 6-13-03

City, State, Zip Code

Fee Received \$250.00

Phone Numbers (Work) (231)723-8361

Receipt Number 3362

(Home) \_\_\_\_\_

Hearing Date 7-10-03 - PC meeting

**FEE \$250.00**

Please Note: All questions must be answered completely. If additional space is needed, number and attach additional sheets.

## V. ACTION REQUESTED:

I (we), the undersigned to hereby request that the City of Manistee approve the following petition for Zoning Amendment:

A. Text Amendment: Amend Article \_\_\_\_\_ Section \_\_\_\_\_ to (delete, supplement or clarify) the Manistee City Zoning Ordinance by making the following change(s): (Attach additional sheets if necessary - state proposed ordinance language) \_\_\_\_\_  
See Attached Sheet - Section I-A

B. Re-zone from \_\_\_\_\_ to \_\_\_\_\_ the property(s) described in II Property Information (below), for the following purpose: (State proposed use of the land) \_\_\_\_\_  
N/A

A previous application for a variance, special use permit or re-zoning on this land (has/has not) been made with respect to these premises in the last \_\_\_\_\_ years. If a previous appeal, re-zoning or special use permit was made, state the action requested: \_\_\_\_\_

Decision:  approved  denied

**II. PROPERTY INFORMATION:**

A. Legal Description of Property affected:  N / A   
\_\_\_\_\_  
\_\_\_\_\_

Tax Roll Parcel Code Number: 51-51- \_\_\_\_\_

Address of Property: \_\_\_\_\_

B. List all deed restrictions - cite Liber & Page where found and attach: \_\_\_\_\_  
\_\_\_\_\_

C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land. \_\_\_\_\_  
\_\_\_\_\_

D. This area is  un-platted,  platted,  will be platted.  
If platted, name of plat \_\_\_\_\_

E. Attach a site plan drawn to the scale of one (1) inch equals (10) feet, showing all existing structures on the property, all proposed structures and marking those structures that will be removed or razed. Also, the general shape, size and location of all existing structures within 100 feet of the property along with their uses shall be depicted on the site plan, along with all abutting roads, streets alleys or easements.

F. Present use of the property is: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION:**

A. State specifically the reason for this Amendment request at this time \_\_\_\_\_  
See Attached Sheet - Section III A & B  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. If the Amendment is a propose re-zoning, please answer the following questions. N / A

1. Will this re-zoning be in conformance with all adopted development plans of the City of Manistee?  yes  no and Manistee County?  yes  no

2. If the proposed zone does not conform to the(se) plan(s), why should the change be made? Please be specific, brief and attach any supporting documentation which substantiates your claim. This could include an allegation that the existing zoning is in error which would be corrected by the proposed change, or that specific changes or changing conditions in the immediate area make the re-zoning necessary to promotion of public health, safety and general welfare.

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3. What do you anticipate the impacts of the proposed zone change on the adjacent property to be? What steps do you propose to take to mitigate any negative impacts associated with the proposed change?  
No Adverse Impact.

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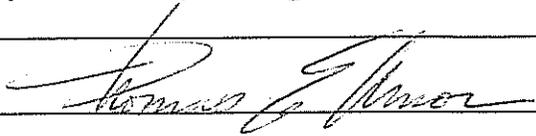
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**IV. AFFIDAVIT**

The undersigned affirms that he/she or they is (are)the (owner, lessee, authorized agent of owner) involved in the petition and that the answers and statements herein contained and the information submitted are in all respects true and correct to the best of his, her or their knowledge and belief.

Signature (s) of Applicant (s):

  
\_\_\_\_\_  
\_\_\_\_\_

Dated 5/28/03

By checking this box permission is given for Planning Commission Members to make a site inspection if necessary.

# Petition for Zoning Amendment

## City of Manistee

### I-A. ACTIONS REQUESTED:

#### **Amend Article 14 Section 1419, 1420, 1421, 1423, 1425 & 1426**

Modify restriction for freestanding signage to parcel footage v/s to the parcel.

- Strike wording: "\*\* Limited to one *Freestanding Sign* per street on which the parcel has frontage"
- Replace with: "\*\* Limited to one *Freestanding Sign* per street on which the parcel has frontage per chart"
- (SUGGESTED) FOOTAGES:    0 to 200 ft.    – one freestanding sign  
  201 to 400 ft – two freestanding signs  
  401 to 800 ft plus – three freestanding signs

In the case of multiple businesses per parcel consideration needs to be given to effective communication to the street.

### **III. Statement of Justification**

There are currently some parcels and potentially others in the future, which have, or will have, long frontages that may be put at a communication disadvantage to smaller parcels. This will not only result in a competitive disadvantage but also potentially inhibit traffic safety into and out of the site.

Area of signage is based on street frontage, so should number of signs per parcel.

**MANISTEE CITY ZONING BOARD OF APPEALS**

70 Maple Street, P.O. Box 358  
Manistee, MI 49660

**MEETING MINUTES**

March 20, 2003

**DRAFT**

A meeting of the Manistee City Zoning Board of Appeals was held on Thursday, March 20, 2003 at 5:30 p.m. in the City Council Chambers of City Hall, 70 Maple Street, Manistee, Michigan.

**MEMBERS PRESENT:** Ray Fortier, John Perschbacher and Mark Wittlief

**MEMBERS ABSENT:** Ed Grabowski and Marlene McBride

**ALTERNATES PRESENT:** Tom Bramble and William Kracht

**OTHERS PRESENT:** Tom Amor Sr. (Amor Sign Studio), Tom Amor Jr. (Amor Sign Studio), Larry Bielski (Super 8), Roger Anderson (Representative - Super 8), John Hansen (Michigan State Police), Cindy Scott, Phil Celestino, Mr. & Mrs. John Ball, Denise Blakeslee, Jon Rose (Community Development Director) and Mark Niesen (Building and Zoning)

The meeting was called to order at 5:30 p.m. by Chair John Perschbacher.

**DRAFT**

**PUBLIC HEARING:**

John Perschbacher informed the Zoning Board of Appeals and the people in attendance that the meeting had two public hearing scheduled. A request from Carriage Inn and Little Riverside Bar BQ. The request from the Little Riverside Bar BQ has been removed from the agenda. Jon Rose explained that review by the City Attorney determined that the request was actually a Use Variance. The Zoning Board of Appeals cannot act on Use Variances. The applicant will be refunded the fee.

Carriage Inn, 200 Arthur Street

The Carriage Inn is updating the signage on their property. The large sign located on the south property line is allowed under a Special Use Permit and does not figure into the calculation of total signage allowed. They have installed a new face on the south sign and a new awning. They will be updating the sign near the restaurant entrance and will meet the requirements of the ordinance. The proposed sign located on the north end of the property will require three variances.

The variances are as follows:

1. Variance to allow a second free standing sign on their property (sign located on north property line).

DRAFT

2. Variance to reduce the set-back from 10 feet to 2 feet for the sign located on north property line.
3. Variance to increase the height limitation of the north sign from 7 feet to 17 feet.

Tom Amor Sr., Amor Sign Studio passed out information supporting the proposed signage. The Carriage Inn has approximately 1,500 feet of frontage on U.S. 31 with three curves. Ray Fortier asked how the frontage effected the signage. Mr. Rose explained that the sign ordinance only allows one freestanding sign per parcel, the ordinance does not have any language allowing extra freestanding signs if the parcel has over a specific amount of frontage.

Sgt. Hansen, Michigan State Police, 212 Arthur Street expressed the concerns that the State Police have regarding the proposed signage. The State Police Post is the property owner to the north of the Carriage Inn Sign and they have reviewed the request and feel that the sign could block the vision of troopers responding to an emergency. They felt it could also block motorists view of police vehicles responding to emergencies. The State Police are against the granting the request for safety purposes. A letter had been sent to the Zoning Board of Appeals from Brain Postma, First Lieutenant, Commanding Officer of the Manistee State Police Post (attached).

Ray Fortier asked why the sign has to be a groundmount sign? Tom Amor Sr. said that they want to have color recognition with the new signage but that, if necessary, the skirting could be eliminated.

Roger Anderson, Representative for Robert Horvat owner of the Super 8 Motel, 220 Arthur Street felt the variance would be inappropriate. They currently have one additional sign that would not be allowed under the current ordinance. Mr. Anderson is also the City Attorney for Ludington and said that most requests that come before the Zoning Board of Appeals should be denied because they are unable to meet the requirements of the findings of fact. Mr. Anderson felt that by having to come into compliance with the ordinance no undue hardship could be proven, he asked that the board deny the request.

Tom Amor Sr. stated that the Carriage Inn would experience a hardship by losing a sign that has been there for 30 years. Ray Fortier asked if the sign could remain as is if nothing were done. Mr. Rose read section 1416. Nonconforming Signs out loud. Under section 1416 the sign would need to be removed because the sign was altered by removing the top of the sign.

Larry Bielski, Super 8 is also opposed to the sign. Mr. Bielski felt that safety should come before hardship. Mr. Bielski also noted that the sign gives people the impression that the lobby is located by the driveway where the sign is. The lobby is actually located further south and people will then pull back out on U.S. 31 to drive down to the lobby entrance. Tom Amor Sr. said that the new sign would address the confusion created by the current sign by indicating that the lobby entrance is further ahead.

John Perschbacher asked Jon Rose if there was any other way to allow a second sign. Mr. Rose said that an application could be made for a Zoning Amendment to change the ordinance. Mr. Perschbacher asked if by granting the variance they would be setting a precedence. Mr. Rose said that by granting a variance they would need to prove under the finding of facts that there were special and unique circumstances to allow the signage.

Ray Fortier asked if they could leave the sign as it is. Mr. Rose said that by removing the top portion of the sign they have altered the sign and it now would have to be removed if a variance were not granted.

There being no further discussion the public hearing closed at 6:40 p.m.

**BUSINESS SESSION:**

Minutes

MOTION by Ray Fortier, supported by Tom Bramble that the minutes from the January 9, 2003 Zoning Board of Appeals Meeting be approved.

MOTION PASSED UNANIMOUSLY

Carriage Inn, 200 Arthur Street - Variance to allow a second free standing sign.

DRAFT

A Public Hearing was held earlier in response to a request from Carriage in to allow a second free standing sign.

Chairman Perschbacher went through each of the Findings of Fact and polled the members for their votes. The poll was as follows:

Findings of Fact:

1. Do special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same Land Use District?  
0 - Yes  
5 - No (Bramble, Fortier, Kracht, Perschbacher, Wittlief)
2. Would the literal interpretation of the provisions of this Ordinance deprive the applicant of rights commonly enjoyed by other properties in the same Land Use District under the terms of this Ordinance?  
0 - Yes  
5 - No (Bramble, Fortier, Kracht, Perschbacher, Wittlief)
3. The special conditions and/or circumstances are NOT the result of actions taken by the applicant or the previous property owner since adoption of the current Ordinance?  
5 - Yes (Bramble, Fortier, Kracht, Perschbacher, Wittlief)  
0 - No
4. Would granting of the variance be in harmony with the general purpose and intent of the Ordinance and would NOT be injurious to the neighborhood, or otherwise detrimental to the public welfare?  
0 - Yes  
5 - No (Bramble, Fortier, Kracht, Perschbacher, Wittlief)

DRAFT

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NOTE: IN ORDER TO COMPLY WITH STANDARDS AS ESTABLISHED IN MICHIGAN COURTS AND THE REQUIREMENTS OF THE ORDINANCE, ALL OF THE ABOVE ITEMS MUST BE ANSWERED 'YES', OTHERWISE NO VARIANCE CAN BE ISSUED.

5. Do the reasons set forth in the application justify the variance and is the requested variance the minimum variance that will make possible the reasonable use of the land, building or structure?  
0 - Yes  
5 - No (Bramble, Fortier, Kracht, Perschbacher, Wittlief)
6. Does the requested variance include the allowance for a use which is not permitted in the Land Use District in question? [If Yes, the variance CANNOT be granted]  
0 - Yes  
5 - No (Bramble, Fortier, Kracht, Perschbacher, Wittlief)

MOTION by Bill Kracht, seconded by Mark Wittlief that the request from Carriage Inn, 200 Arthur Street allowing a second free standing sign be denied because the requirements of the finding of facts could not be met. Motion passed with voting as follows:

- 5 - Yes (Bramble, Fortier, Kracht, Perschbacher, Wittlief)  
0 - No

**REQUEST DENIED**

With the denial of the request allowing a second freestanding sign the other variance requests are not applicable.

**OTHER BUSINESS:**

None

**ADJOURNMENT:**

There being no further business meeting motion by Ray Fortier, seconded by Bill Kracht that the meeting be adjourned. Meeting adjourned at 6:24 p.m.

Respectfully Submitted

M.W.N.

Mark W. Niesen, Recording Secretary

DRAFT



NIFER M. GRANHOLM  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF STATE POLICE  
MANISTEE POST



COL. TADARIAL J. STURDIVANT  
DIRECTOR

March 11, 2003

City of Manistee  
Zoning Board of Appeals  
C/O Mr. Mark W. Niesen  
70 Maple Street  
P.O. Box 358  
Manistee, Michigan 49660

Dear Zoning Board Members:

I am writing to express concerns that I have reference the Carriage Inn's request for a sign variance at the north end of their property line. The property and sign location, are immediately adjacent to the Michigan State Police Post. Granting the requested variance would pose a threat to the safety of motorists, cyclists, and post personnel.

The post is located on US-31 between two substantial curves in the roadway, which already limits visibility. The sign location is approximately 75 feet from the driveway of the State Police Post. Construction of the proposed sign would create a wall, which would further limit visibility. In fact, cyclists using the sidewalk would not be visible until they almost reached the sign.

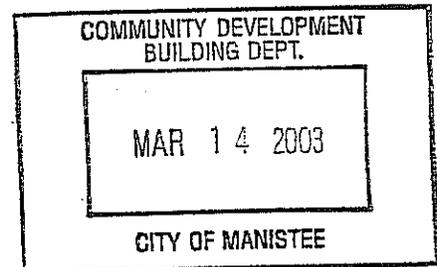
Troopers responding to an emergency are exempt from the requirement to come to a stop upon leaving a private drive. This barrier would reduce their ability to respond to emergencies in a more timely fashion. Additionally, motorists would panic when they come around the sign and are confronted by an emergency vehicle with lights and siren activated.

The proposed sign and variance would clearly increase the likelihood of traffic crashes in this and adjacent locations. As governmental entities we must do whatever we can to ensure the safety of citizens and visitors to our area. Therefore, it is my recommendation and request that this variance should be denied.

I will be returning from out of town on March 20, 2003, but will make every attempt to attend this hearing. If you have any questions please feel free to contact me.

Sincerely,

BRIAN J. POSTMA, FIRST LIEUTENANT  
Commanding Officer  
Manistee State Police Post





443 Water Street ~ P.O. Box 433 ~ Manistee, MI 49660 ~ 231.723.8361 ~ 800.922.2667 ~ FAX 231.723.9365  
[www.amorsign.com](http://www.amorsign.com)

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July 10, 2003

**TO:** The Members of the Manistee Planning Commission  
**FROM:** The undersigned

**WHEREAS:** We wish to uphold the original purpose of the existing sign ordinance - - namely "to encourage the effective use of signs as a means of communication in the city; to maintain and enhance the aesthetic environment and the city's ability to attract sources of economic development and growth; to improve pedestrian and traffic safety; to minimize the possible adverse effect of signs on nearby public and private property; and to enable the fair and consistent enforcement of these sign restrictions."

**WHEREAS:** The existing ordinance does not address Electronic Variable Message Signs in a clear manner.

**WHEREAS:** Businesses and organizations in the Commercial, Civic Center, Churches, Schools, and Government Zoning Districts depend the ability to communicate messages to passing motorists and see a direct correlation in success when messages are displayed on their signs.

**WHEREAS:** New computer and lighting technology has made it more convenient and safer for employees to change messages on signs.

**THEREFORE:** We the undersigned support the following proposal to amend the current sign ordinance as a temporary, interim measure until the current ordinance is revised:

- Add a definition for:  
**Electronic Variable Message Sign.** Any sign, display, device or portion thereof with lighted messages that change at intermittent intervals by electronic process or remote control. Electronic Variable Message signs are not identified as rotating, revolving or moving signs.
- Allow Electronic Variable Message Signs in District Sections: **1419** (Churches, Schools, & Government); **1420** (Civic Center); and **1421** (Commercial)
- Amend the definition for Changeable Copy Sign as follows: Eliminate the second sentence "A Sign on which the message changes more than eight times per day shall be considered an Animated Sign and not a Changeable Copy Sign for purposes of this ordinance."

PETITION TO AMEND SIGN ZONING ORDINANCE

<u>Name:</u>	<u>Title:</u>	<u>Date:</u>
1. Ted Porter	Store MGR	7-10-03
2. Fred Mac Donald	Director CURB	7-10-03
3. Amy Kim	owner/Starco's Flowers	07-10-03
4. Doug Syms	ASSISTANT man.	7-10-03
5. Don Waha	Waha Hardware	7/10-03
6. Mung Waha	Waha Hardware	7-10-03
7. Tom Harris	Little Riverside Bar BQ	7-10-03
8. Tony S. Kach	MEETUP man, Manatee	7/10/03
9. Andy Stave	GENERAL MANAGER carriage IN	7/10/03
10. Kathy Wynnoki	Owner-NORTH SHORE SUPPLY	7-10-03
11. Jim Mays	Owner-CE MASS SPECIALTIES	7-10-03
12. Gina Nicholas	owner- Stefanos's	7-10-03
13. Janine Nickleson	manacino's manager	7-10-03
14. Mark J. Kline	OWNER Bar B.Q.	7-10-03
15. Linda Zimmer	Northside Bar manager	7/10/03
16. Lisa Knick	Oleone's-Manager	7-10-03
17. Albert Padron	Manager House of Flavors	7-10-03
18. David Jewell	Ex. director Manatee area chamber of commerce	7-10-03
19. John L. Fisher	A&T SERVICE Co	7/10/2003
20. Rebekah Hanner	APPROXIMATER MANAGER	7-10-03



	<u>NAME</u>	<u>TITLE</u>	<u>DATE</u>
21.	Jill Sengau	MNG at HW	7-10-03
22.	Mary Jane Kaprie	Owner/Rich's Dairy	7-10-03
23.	Bob/SL	OWNER GRAND PATENT	7/10/03
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