

**OFFICIAL PROCEEDINGS
OF THE
PLANNING-CITIZEN ADVISORY COMMISSION
CITY OF LOWELL, MICHIGAN**

For the Regular Meeting of the Planning-Citizen Advisory Commission January 24, 2005 at 7 p.m.

The Meeting was called to order at 7:00 p.m. by Chairman Jahnke and the Clerk called the Roll.

Present: Commissioners Berry, Grimm, LaPonsie, Schmaltz, Teelander and Chairman Jahnke.

Absent: Commissioners Dimmick, Hall and Hinton.

Also Present: City Manager David Pasquale, City Clerk Betty Morlock, DPW Director Dan DesJarden, Building Inspector Doug Hopkins and Mayor Jeanne Shores.

IT WAS MOVED BY TEELANDER and seconded by BERRY to excuse the absences of Commissioners Dimmick, Hall and Hinton.

YEA: 6. NAY: 0. ABSENT: 3. MOTION CARRIED.

IT WAS MOVED BY LAPONSIE and seconded by TEELANDER to elect Clark Jahnke as Chairman of the Planning Commission.

YEA: 6. NAY: 0. ABSENT: 3. MOTION CARRIED.

IT WAS MOVED BY SCHMALTZ and seconded by GRIMM to elect Debra Hinton as Vice Chairman of the Planning Commission.

YEA: 6. NAY: 0. ABSENT: 3. MOTION CARRIED.

IT WAS MOVED BY LAPONSIE and seconded by BERRY to approve the minutes from the November 22, 2004 regular meeting as corrected.

YEA: 6. NAY: 0. ABSENT: 3. MOTION CARRIED.

Item #1. **APPROVAL OF AGENDA.** Chairman Jahnke requested Items 6C (definition of mining) be deferred until the March 28, 2005 meeting. It was also suggested Item 6B (west side businesses – request to have balloons) be deferred until the next meeting of February 28, 2005.

IT WAS MOVED BY GRIMM and seconded by LAPONSIE to approve the agenda as modified.

YEA: 6. NAY: 0. ABSENT: 3. MOTION CARRIED.

Item #2. **PUBLIC HEARING.**

- A. Rezoning Request – Masonic Lodge (119 Lincoln Lake – from Public Facilities (PF) and Multiple Family Residential (R-3) to Neighborhood Business (C-1) – set public hearing date (2/28). Over the past several months and in particular during the December 13, 2004 worksession, discussions were held with the Flat River Outreach Ministries regarding the use and expansion of the Masonic Lodge. The issue was whether to consider Central Business zoning. Through a review by planning consultants and discussion with the Planning Commission, this would not be the best avenue and C1 zoning (Neighborhood Business) would be a more appropriate zoning to consider. City Manager Pasquale understood Flat River Outreach Ministries is no longer interested in pursuing the property, but the Masonic Lodge is.

Mike Rooze, on behalf of the Masons, explained the Lodge owns a lot on the corner of Chatham and Lincoln Lake. Years ago there was a small rental house on the lot which was demolished as well as utilities removed. The Lodge is listed as a public facility while the empty lot is listed as R3 – Residential. Since the Lodge owns both parcels of property, a request has been made to zone both the same. Since the property is close to Main Street, it may be best marketed as a commercial site, zoned C-1.

IT WAS MOVED BY TEELANDER and seconded by LAPONSIE to set a public hearing for February 28, 2005 to consider the C-1 (Neighborhood Business) rezoning request regarding 119 Lincoln Lake.

YEA: 6. NAY: 0. ABSENT: 3. MOTION CARRIED.

Item #3. **NEW BUSINESS.**

- A. SITE PLAN REVIEW - None
- B. VARIANCES – RECOMMENDATIONS TO THE ZONING BOARD OF APPEALS – none.

Item #4. **ANY OTHER BUSINESS/ON GOING BUSINESS.**

- A. Residential Sign Ordinance – further review. At the December 13 worksession, the Commission proposed the following language for residential signs:
- Section 20.05 Exempted signs
 - I. Signs with address, owner or occupant name, of up to three square feet in area attached to a mailbox, light fixture or exterior wall.
 - Eliminate wall signs for residential uses as proposed
 - Keep ground signs for residential uses

Chairman Jahnke questioned how fence signs would be interpreted. Would this be interpreted as a wall sign if mounted on a wood or stone type wall? Hopkins believed a wall would be interpreted as a wall, not a fence. In the definition of fences, there is wording which refers to a wall as well.

Jahnke wanted some type of control placed. However, he was unsure which wording should be used. He believed this should be established before the next meeting.

Jahnke suggested the item be placed on the February 28, 2005 meeting for review.

B. Master Plan Update. Chairman Jahnke explained Planning Consultant Steve Langworthy will prepare a Master Plan Update proposal and submit to City Manager Pasquale.

Jahnke questioned if notification should be provided to those jurisdictions which would be revised. City Manager Pasquale stated he would review.

Jahnke stated this should be placed on the February 28, 2005 agenda.

Item #5. **BUILDING INSPECTORS REPORT**. No comments were received.

Item #6. **PUBLIC COMMENTS**. None.

Item #7. **COMMISSIONER COMMENTS**. Commissioner LaPonsie referred to "Summary of Complaints and Action Taken". The report still refers to the balloons issue of Vennen and Wittenbach. City Manager Pasquale stated the companies have been notified.

Commissioner Berry commented on the sidewalk snow removal program. Pasquale stated complaints should be forwarded to the police department. Berry questioned the feasibility of City employees removing snow from sidewalks. DPW Director DesJarden explained this would be a great expense to the City. There is not enough manpower.

Commissioner Grimm asked if there were any updates concerning the annexation. Pasquale stated a public hearing is scheduled for March 3, 2005 before the State Boundary Commission. There is a possibility of establishing a tax sharing 425 agreement with Vergennes Township.

Commissioner Schmaltz believed the west side businesses do not feel as if they are part of the business community. She questioned how to include them. Chairman Jahnke suggested the Chamber of Commerce work on this. Jahnke noted the businesses need to become more active throughout the City.

Mayor Jeanne Shores 315 Spring Street, stated this is one issue she has been working on. She has spoken with Charlie Bernard from Ace Hardware. Shores also believed better communication was necessary. The west side merchants need to come together. It seems as though these businesses do not participate in activities which are offered.

IT WAS MOVED BY BERRY to adjourn at 7:58 p.m.

DATE:

APPROVED:

Clark K. Jahnke, Chairman

Betty R. Morlock, City Clerk