

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

For the Regular Meeting of the Planning-Citizen Advisory Commission October 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, Hall, Grimm, LaPonsie, Mundt, Schmaltz, Teelander and Chairman Jahnke.

Absent: Commissioner Dimmick.

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

IT WAS MOVED BY LAPONSIE and seconded by TEELANDER to excuse the absence of Commissioner Dimmick.

YEA: 8. NAY: 0. ABSENT: 1. MOTION CARRIED.

IT WAS MOVED BY TEELANDER and seconded by GRIMM to approve the minutes from the regular meeting of September 26 and special meeting of October 10, 2005 as submitted.

YEA: 8. NAY: 0. ABSENT: 1. MOTION CARRIED.

Item #1. **APPROVAL OF AGENDA.**

IT WAS MOVED BY HALL and seconded by BERRY to approve the agenda as presented.

YEA: 8. NAY: 0. ABSENT: 1. MOTION CARRIED.

Item #2. **PUBLIC HEARING.**

- A. **SPECIAL USE PERMIT – 202 WEST MAIN STREET – MAIN STREET CONDOMINIUMS – CONSIDERATION OF FOUR NEW CONDOMINIUM UNITS.** The Planning Commission made an initial review of this application at the special October 10, 2005 meeting. Richard Craig of Craig Architecture had provided a proposal to have four condominium units on the second and third floors of 202 West Main Street. Since the property is zoned Central Business District (C-2) and there are housing units proposed on second and above floors, a special use permit is required. Craig did provide an application and a drawing of the floor layout and also discussed his accommodation for parking at the special meeting.

The plans were reviewed by the Building Inspector Doug Hopkins, and are in conformance.

It also has met the special use permit guideline requirements which state residential and commercial uses cannot be combined on one floor. The ground floor is commercial and office and the second and third floors are residential. The dwelling unit floor space does comply with the R-3 District for multiple family.

Craig noted there are seven parking spaces directly behind the building for the residents and three ten-year leases of ten spots in the parking lot immediately west of the building for the employees of the retail area.

Chairman Jahnke opened the public hearing, hearing none, the public hearing was closed.

IT WAS MOVED BY TEELANDER and seconded by HALL to approve the Special Use Permit as proposed from Main Street Condominiums for 202 A West Main Street for four new condominium units.

YEA: 8. NAY: 0. ABSENT: 1. MOTION CARRIED.

Item #3. **NEW BUSINESS**

A. **SITE PLAN REVIEW** None.

B. **VARIANCES – RECOMMENDATION TO THE ZONING BOARD OF APPEALS** None.

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

A. **REVIEW OF ORDINANCE PROPOSALS FOR CANOPIES/AWNINGS.** Building Inspector Doug Hopkins and Chairman Jahnke had prepared ordinance proposals involving canopies and awnings in the Business Districts as well as the Public Facilities District.

After discussion the Commissioners wanted to change the height requirement of “leading edge is a minimum of 8 foot” to “lowest point is a minimum of 7 foot”. Also, the term “often of canvas” as the description of canopy was deleted as well as “often made of canvas or plastic” in the description of awning.

City Manager Pasquale will forward the proposal as corrected to City Attorney Richard Wendt to place in ordinance form.

Item #5. **BUILDING INSPECTOR’S REPORT.** Commissioner LaPonsie asked for an update on the shed at 206 S. Pleasant and renting of room at 518 Spring Street. Doug Hopkins responded the issue of the shed will be turned over to the Police Department tomorrow, October 25. City Clerk Betty Morlock said a telephone number is being sought to see if renting is still taking place.

Item #6. **PUBLIC COMMENTS.** No comments were received.

Item #7. **COMMISSIONER COMMENTS**. Commissioner Schmaltz commented on the public crossing Main Street where ever they choose. City Manager Pasquale stated with State approval, crosswalks have been marked at the intersection. Also, there has been discussion on the possibility of installing a mid block crossing by the Riverwalk.

Commissioner Grimm asked if the left turning lane to turn north traveling east at the corner of Main and Hudson could be longer? DPW Director Dan DesJarden stated the distance of the lane is set by the State, but he would investigate it.

Commissioner Berry wondered if when the City removes a tree, is it replaced. City Manager Pasquale responded the City does not place trees in the right of way.

Commissioner Berry also questioned if the City could issue permits for garage sales within the City to cover the cost to remove the signs. Other cities have done this, but there is a cost. An ordinance against signs in the public right of way is in place. The signs could be removed and brought to the Police Department to issue a ticket.

Commissioner LaPonsie commented on the markings on downtown Main Street for parking.

IT WAS MOVED BY HALL to adjourn at 7:57 p.m.

DATE:

APPROVED:

Clark K. Jahnke, Chairman

Betty R. Morlock, City Clerk