

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

For the Special Meeting of the Planning-Citizen Advisory Commission on April 11, 2005 at 7:00 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, Dimmick, Grimm, Hall, Hinton, LaPonsie, Teelander and Chairman Jahnke.

Absent: Commissioner Schmaltz.

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

Item #1. SITE PLAN REVIEW

A. Grand Wittenbach – 749 W. Main (Southeast corner of S. Pleasant and W. Main) – 1920 square foot addition for a Body Shop. As discussed at the March 28, 2005 meeting, the Planning Commission granted a special use permit for Grand Wittenbach at the former Ronda Tire Store subject to a site plan approval. The site plan as presented addressed the following items:

- detail for the light fixtures
- install curb from the southeast corner with landscaping – this has been extended, grass shown
- install sidewalk along Pleasant – shown on plan (left approximately 7 feet short to avoid a tree)
- stormwater detention reconfigured
- screening dumpster as shown on plans
- hours of operation – 7 a.m. to 7 p.m. Monday through Saturday

After review and discussion of the site plan with Dwayne Scheidel, representing Grand Wittenbach, Jack Bos, owner, Zach Voogt of Moore and Bruggink and the Commissioners, the following action was taken.

IT WAS MOVED BY HINTON and seconded by LAPONSIE to approve the site for Grand Wittenbach to establish a body shop and construction of a 1,920 square foot addition at the southeast corner of W. Main and S. Pleasant, subject to the following:

- detail for the light fixtures as submitted
- installation of curb from the southeast corner with grass area as shown on site plan
- installation of sidewalk along Pleasant St. to south lot line (the tree was determined to be not significant)
- stormwater detention reconfigured as shown on site plan
- dumpster screening will face S. Pleasant in an area approved by City staff
- the 24 foot length of fence along the south lot line was eliminated with landscaping plan approved by the City staff

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

B. River City Brokers – Southwest corner of M-21 and Bowes Rd. – proposed Big Boy Restaurant – review of landscaping/parking plan within the City. Jim Karrip of River City Brokers, Inc. has proposed a Big Boy Restaurant near the southwest corner of M-21 and Bowes Road. Most of the development lies within Lowell Charter Township, but a portion of land and a proposed curb cut onto Bowes is within the City. In consulting with City Attorney Richard Wendt, the City Council agreed to allow a curb cut subject to conditions. One of those conditions was a site plan review before the Planning Commission. Landscaping and parking of the portion of property located within the City would be considered. Also, a review of the drainage plan by Williams & Works and curb cut location by Wade Trim is needed.

Jim Karrip provided the following:

- approval letter from the March 28, 2005 Lowell Charter Township Planning Commission meeting
- a letter from Williams & Works regarding drainage and drawing revision
- sidewalk required by the Township and the City Council shown, but not south of the Bowes entrance drive. Developers wish to provide a cash deposit in lieu of placing a walk at this time.
- a 32 square foot ground sign is proposed along Bowes within the City
- landscaping and parking lot detail.

Also, Ed Swanson, a traffic engineer, stated the proposed curb cut is an adequate distance from the traffic signal on M-21 and Bowes.

IT WAS MOVED BY HINTON and seconded by BERRY to approve the site plan as presented with the condition that the landscaping of trees and or shrubs on the south side of the entrance drive be placed according to City staff recommendation.

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

Item #3. JOINT PLANNING COMMISSION MEETING. Chairman Jahnke requested dates so a joint meeting with Lowell and Vergennes Townships' Planning Commission could meet. The Commission suggested either Monday, May 9th or Monday, June 13th and will be hosted by Lowell Charter Township.

IT WAS MOVED BY HINTON to adjourn at 8.43 p.m.

DATE:

APPROVED:

Clark K. Jahnke, Chairman

Betty R. Morlock, City Clerk