

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

For the Regular Meeting of the Planning-Citizen Advisory Commission February 28, 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, Dimmick, Grimm, LaPonsie, Teelander and Chairman Jahnke.

Absent: Commissioners Hall, Hinton and Schmaltz.

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 LAPONSIE and seconded by TEELANDER to excuse the absences of Commissioners Hall, Hinton and Schmaltz.

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

IT WAS MOVED BY TEELANDER and seconded by LAPONSIE to approve the minutes from the January 24, 2005 regular meeting as written.

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

Item #1. **APPROVAL OF AGENDA.** Chairman Jahnke requested Items 6A (residential sign ordinance) 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.

IT WAS MOVED BY BERRY and seconded by DIMMICK 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) – recommendation to the City Council. Several months ago, Flat River Outreach Ministries proposed to purchase the Masonic Lodge with the idea of relocating its facilities. Originally, the Central Business District (C2) zoning was reviewed. This would assist them with setbacks since the property is relatively small and lies near the southeast corner of Chatham and Lincoln Lake. After review and consultations with a planning consultant, the general conclusion was to review a Local Business District/Neighborhood Business (C1). Currently, the property is zoned Public Facilities for the Lodge building, while the empty lot immediately north, is zoned R3 Multiple Family Residential. The Planning Commission has taken this recommendation to the point of a

public hearing.

A letter was received on February 4, 2005 from Bruce Langlois who stated his desire to also have the property zoned C1. He is currently under contract to purchase the Lowell Masonic Hall at 122 Lincoln Lake. Langlois indicated his desire to use the building for restaurant use or building/banquet use.

Presently, the Lowell Rotary Club is using the lodge on a weekly basis and meals are already being prepared. There have also been situations where the building has been used for banquets.

Pasquale explained the only issue the Planning Commission needs to rule on today is if the Commission wishes to recommend the C1 zoning.

Pasquale noted off street parking issues need to be addressed.

Pasquale also mentioned a letter received from Councilmember Jim Pfaller. The letter indicated his support of the rezoning. However, he wanted caution to be used with regard to the proposed use of a banquet/meeting hall. The property provides very limited parking and he would be reluctant to allow such a business. Pasquale explained this is a parking issue and would need to be addressed as part of a site plan review.

Representing the Masons, Mike Rooze explained they are considering an offer from Bruce Langlois who wishes to have private banquet facilities as well as allowing the Rotary Club to continue serving meals on Wednesdays.

Commissioner Berry inquired if there was anything else which needed to be considered. Would there be a conflict of interest with the surrounding businesses? Pasquale stated the C2 district previously proposed would have been a conflict.

Commissioner Dimmick questioned if parking requirements were the same for a restaurant versus a banquet meeting. Pasquale explained a restaurant requires one space for every person allowed, per maximum occupancy. Both require the same amount of parking.

IT WAS MOVED BY DIMMICK and seconded by LAPONSIE to recommend the rezoning of 119 Lincoln Lake (Masonic Lodge) to C1 (Neighborhood Business).

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

- B. Special Use Permit – Grand Wittenbach – 749 W. Main (southeast corner of S. Pleasant and W. Main) – establishment of a body shop – set public hearing date (3/28). Dwayne Scheidel with Grand Automotive Group explained the company's desire to change Lowell Tire back into a body shop, which would include an addition of approximately 32 x 60. The addition would be placed in the rear and would serve as an area where vehicles could be painted.

City Manager Pasquale stated he received an email from a Councilmember who was

concerned with the location of the body shop which is adjacent to a residence. A sound barrier was suggested or possibly move the location of the body shop to the north side of the street near the railroad tracks.

Scheidel stated an official site plan is being prepared at this time and should be available for presentation during the March meeting. This will show the actual setbacks. He noted a buffer will be created.

Jahnke suggested no doors or openings face the residential area. Scheidel noted all doors would be placed on the east and west side of the building. The wall facing the neighborhood could be solid.

LaPonsie questioned how close the back of the addition would be to the adjacent property line. Scheidel was unsure. A survey would be completed.

Scheidel stated the proposed building would be part of the dealership and would be a pre-engineered addition.

Pasquale stated the Planning Commission can hold a public hearing on March 28, 2005 to receive public comments and review the site plan.

Commissioner LaPonsie questioned the parking requirements. Scheidel believed these would be met without a problem. Pasquale stated body shops require one space for every 800 square feet of gross floor area plus three per stall or service area. Scheidel stated some vehicles will be placed outside of the building. There would not be any storage of vehicles. A vehicle may be placed in the parking lot for approximately 48 hours. He noted a fence could be placed.

IT WAS MOVED BY TEELANDER and seconded by BERRY to set a public hearing for March 28, 2005 to address the Special Use Permit for Grand Wittenbach and the establishment of a body shop at 749 West Main.

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. Master Plan Update – initial review of proposal submitted by Steve Langworthy. City Manager Pasquale did not believe financially an update would be possible at this time. The

City budget is tight. An estimate from Langworthy Strader & LeBlanc (LSL) was received of \$31,000. The City is hoping to receive Federal Block funds which would assist. Jahnke questioned the idea of breaking the update into segments.

Jahnke suggested the Commissioners review the Master Plan Update and discuss the issue at the next meeting.

Item #5. **BUILDING INSPECTORS REPORT.** In response to an inquiry, Building Inspector Doug Hopkins explained permits are good for six months. However, there are always situations which can delay a project. IMS will usually work with people on their permits for one year.

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

Item #7. **COMMISSIONER COMMENTS.** Commissioner Teelander commented on the "Letter to the Editor" from Carolyn Medendorf regarding the proposed annexation. Teelander questioned how accurate the figures were. City Manager Pasquale stated Medendorf did not consult any City representative. The information provided was from literature, which Pasquale had not read. Pasquale stated the development would not be a burden to the City. The annexation was proposed by the developer, who petitioned to the State Boundary Commission. One of the main issues includes utilities. The City has the availability and the capacity to service a development for both water and sewer without placing capacity to the limit.

Teelander also commented on the paint fume smell in the King Milling parking lot. DPW Director DesJarden stated the fumes come from Superior Furniture.

Commissioner Dimmick commented on the proposal for the Comprehensive Plan. He asked who could help determine important areas to review. Planning Commission Chairman Jahnke suggested the Planning Commission review the plan to determine this at the next meeting. A worksession may need to be held with the City Council or possibly bringing the planner back.

Chairman Jahnke commented on the letter recently received regarding clearing snow covered sidewalks throughout the City. Several sidewalks were shoveled after the letter was sent.

IT WAS MOVED BY GRIMM to adjourn at 7:59 p.m.

DATE:

APPROVED:

Clark K. Jahnke, Chairman

Betty R. Morlock, City Clerk