

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

For the Regular Meeting of the Planning-Citizen Advisory Commission March 24, 2008 at 7 p.m.

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

Present: Commissioners Berry, Dimmick, Hodges, Jahnke and Chair LaPonsie.

Absent: Commissioners Doyle and Noall.

Also Present: City Manager David Pasquale, City Clerk Betty Morlock, DPW Director Dan DesJarden, Mayor Jeanne Shores, Councilmember Sharon Ellison, Building Inspector Doug Hopkins and Lowell Light and Power Boardmember Jim Hall.

IT WAS MOVED BY DIMMICK and seconded by HODGES to excuse the absences of Commissioners Doyle and Noall.

YEA: 5. NAY: 0. ABSENT: 2. MOTION CARRIED.

IT WAS MOVED BY JAHNKE and seconded by BERRY to approve the minutes for the regular meeting of February 25, 2008 as corrected.

YEA: 5. NAY: 0. ABSENT: 2. MOTION CARRIED.

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

IT WAS MOVED BY HODGES and seconded by DIMMICK to approve the agenda as written.

YEA: 5. NAY: 0. ABSENT: 2. MOTION CARRIED.

Item #2. **PUBLIC HEARING.**

A. **Text changes in the Residential Districts – public hearing and recommendation to City Council.**

Based on discussions held from previous meetings, the future land use categories provided in the newly adopted master plan have been included within the description and purpose of each residential zoning district. Thus, a tie is shown between the master plan and zoning ordinance.

City Manager Pasquale noted the Suburban Residential (SR) stated the district is compatible with the low density single family future land use category of the master plan. It is intended for residential uses on lots which are generally larger than those found in more developed areas of the City. This coincides with each residential zone corresponding to the master plan designation and placing this in the text of the zoning ordinance for each residential district.

IT WAS MOVED BY JAHNKE and seconded by BERRY to recommend the amended

ordinance involving text changes I the Residential Districts as presented to City Council.

YEA: 5. NAY: 0. ABSENT: 2. 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 Amendment Procedures – North Washington property park designation. At its March 17, 2008 meeting, the City Council directed the Planning Commission to have the City owned North Washington property, minus the rental house and surrounding three acres be designated as park for preservation purposed.

Currently, when reviewing both existing land use and future land use, it is designated as semi public in the existing land use category and then for future land use it is designated as public. The direction from the City Council is the property should be designated as park. In order to be consistent, this should be for both existing and future land uses.

Also, the map is incorrect when viewing Stoney Lakeside Park, which is next to the Water Treatment Plant. The line needs to be moved west encompassing the entire lake. The future land use map shows the entire area, including the Water Treatment Plant and Stoney Lakeside Park as public property. There should be delineation between park and public property. Jim Breukman of McKenna Associates laid out the process which is necessary to amend the master plan to include such changes. Map amendments are necessary.

City Manager Pasquale suggested having these designated on the map and then ask the City Council for approval to distribute. There would be an opportunity for public comment, with the Planning Commission reviewing the comments. A public hearing would be held and then eventually make a motion for an amendment.

Chair LaPonsie asked if the master plan holds any legal weight. Pasquale responded yes. The City is more limited as to what it can do with the property. LaPonsie questioned if a zoning change could be done. Pasquale stated the property is zoned Public Facilities. However, there is a concern with regard to the City selling the property, if it is so designated as parks. Parks can only be designated in the master plan.

Commissioner Berry referred to the home and acreage. Pasquale noted both are located in Vergennes Township.

Berry questioned the difference between semi public and public. Pasquale explained semi

public can include such uses as churches and nonprofit organizations.

Commissioner Jahnke believed there should be a better delineation and description of just where the lines should be.

He questioned if the Boy Scouts still use the cabin. Pasquale responded yes. Jahnke asked if it would become the responsibility of the Parks and Recreation Commission. Pasquale explained the Boy Scouts have an agreement with the City. He noted the City also has a long term agreement with the Kent County Youth Fair 4H in Recreation Park.

Pasquale mentioned the Parks and Recreation Commission has no problem with this area being designated as parks, but would rather not be considering a park development.

Pasquale stated there would be two maps. The existing land use and future land use maps. The North Washington Street area would be designated as Park and Recreation for that property and the future land use and as well as the boundary line would be moved to the west to reflect the entire Stoney Lakeside Park and then the same for existing land use.

Berry questioned if the line would be drawn at the extreme western edge of the lake or would an easement be allowed. Pasquale stated there is a fence between the Water Treatment Plant and Stoney Lakeside Park.

In talking with Breuckman, there needs to be map amendments. Pasquale suggested a new existing land use and future land use maps which would reflect the changes for Stoney Lakeside Park and the North Washington property. LaPonsie asked if the Commission could ask City Council to distribute if we don't have the actual drawings in front of the Commissioners. Pasquale stated this should be straight forward.

Pasquale stated the maps would be prepared and the City Council would be asked to distribute.

IT WAS MOVED BY JAHNKE and seconded by DIMMICK to recommend to City Council approve distribution of new maps as described.

YEA: 5. NAY: 0. ABSENT: 2. MOTION CARRIED.

- B. Joint signage ordinance with Lowell Charter Township - update. Commissioner Berry stated he has nothing new to report. He has requested a meeting be held.
- C. Joint Planning Commission meetings with the townships - update. Chair LaPonsie said a tentative meeting has been scheduled for Thursday, April 24, 2008 to meet with Vergennes and Lowell Townships at City Hall at 7 p.m.
- D. Off Street Parking Lighting Section of the Zoning Ordinance. Commissioner Jahnke stated no progress has been made regarding the issue.

E. Civil Infractions Ordinance. City Manager Pasquale stated he will meet with City Attorney Richard Wendt and Police Chief Jim Valentine within the next few weeks.

Item #5. **BUILDING INSPECTOR'S REPORT**. Chair LaPonsie questioned the work at First Baptist Church. City Manager Pasquale stated there are no immediate plans for construction. He stated there is some internal work being done.

Commissioner Jahnke commented on Reedy & Reister. Building Inspector Doug Hopkins stated there was an individual who called regarding what would have to be done if they wanted to purchase it. He held off sending out additional letters to the owners until the situation was known.

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

Item #7. **COMMISSIONERS COMMENTS**. Commissioner Jahnke stated he and Berry will work further on the signage ordinance.

IT WAS MOVED BY DIMMICK to adjourn at 7:44 p.m.

DATE:

APPROVED:

Maryalene LaPonsie, Chairman

Betty R. Morlock, City Clerk