

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

For the Regular Meeting of the Planning-Citizen Advisory Commission Tuesday, May 27, 2008 at 7 p.m.

City Clerk Morlock swore in newly appointed Doug Folsom as Planning Commissioner.

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

Present: Commissioners Dimmick, Doyle, Folsom, Hodges, Jahnke, Noall and Chair LaPonsie.

Absent: None.

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

IT WAS MOVED BY JAHNKE and seconded by HODGES to approve the minutes for the regular meeting of April 28, 2008 as corrected.

YEA: 7. NAY: 0. ABSENT: 0. MOTION CARRIED.

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

IT WAS MOVED BY JAHNKE and seconded by NOALL to approve the agenda as written.

YEA: 7. NAY: 0. ABSENT: 0. MOTION CARRIED.

Item #2. **NEW BUSINESS.**

A. SITE PLAN REVIEW

1. Construction of 13,560 s.f. building for Walgreens – 11980 Fulton (southwest corner of Fulton and Bowes in Lowell Township). Mike Baker from Exxel Engineering prepared and presented a site plan for Walgreens.

City Manager Pasquale explained this site plan is different from others. Most of Walgreen's site will be located in Lowell Township, except for the drive access off of Bowes Road. In April, the Lowell Township Planning Commission approved the site plan for Walgreens. There was also planning consultant review. The curb cut is within the City limits is the only basic improvement within the City. It does meet specifications. Baker stated he is representing the developer from Agree Realty Company. They will

be developing the site and then leasing it to Walgreens. It is located at the corner of Bowes and Fulton on the south west side. Sidewalks are proposed along both of the street frontages.

Baker noted Walgreens is considered Phase 1 of the development. There will be interconnection to Phase 2 of the development. The township requested the drive from Bowes Road be moved south to straddle the property line in order to serve both developments. There is a provision at the south end of Phase 2 for a future drive (easement in place). However, construction is not proposed at this time.

Chair LaPonsie asked if the sidewalk would end at the curb cut. Baker responded yes. The sidewalk will be installed across the frontage of Phase 1 with a curb cut straddling the property line. Pasquale noted eventually a sidewalk would be placed on Bowes Road to South Hudson.

Baker stated the company is in the process of designing the construction plans and will begin late summer early fall.

Planning Commissioner Jahnke requested the curb cut include a barrier free sidewalk. Baker responded yes, noting all sidewalks would include barrier free codes. Jahnke asked how would the City determine at what point a sidewalk is not needed and what is the edge of the development. Pasquale stated the edge of the development is where the access drive would be located. Additional sidewalk would be placed when Phase 2 begins.

By consensus, a waiver is not needed because no building is being constructed at this time.

DPW Director Dan DesJarden noted the driveway meets specifications and the site plan has been approved by Lowell Township. He asked if any of the street opening permits apply. Pasquale responded a street opening permit will need to be secured.

Jahnke requested Pasquale clarify the concept of a 425 Tax Sharing Plan. Pasquale explained several years ago, the City approached Lowell Township regarding the idea of tax sharing between the City and the Township for this parcel of property and then also the idea of future development with joint control. The township had no desire for this since they have utilities and road access. Jahnke explained a 425 agreement would provide the City with some measure of taxes for the maintenance of the street due to extra traffic being created.

Pasquale noted Bowes Road will be upgraded over the next few years. It will start from Valley Vista and continue almost 2000 feet west. By next year, it will be reconstructed with curb and gutter with the idea of bringing it to M21.

IT WAS MOVED BY JAHNKE and seconded by DIMMICK to approve the site plan as

presented with clarification of the dub down being placed into the south side curb cut for future sidewalk.

YEA: 7. NAY: 0. ABSENT: 0. MOTION CARRIED.

B. VARIANCES – RECOMMENDATIONS TO THE ZONING BOARD OF APPEALS – None.

Item #3. **ANY OTHER BUSINESS/ON GOING BUSINESS.**

A. Review of Special Use Permit – O.E. Bieri and Sons – Gravel mining on the north side of Grand River Drive. At its October 26, 1992 meeting, the Planning Commission approved a special use permit to O.E. Bieri and Sons to initiate gravel mining operations in accordance with a submitted site plan. According to the Zoning Ordinance, the Planning Commission may require periodic review of the extraction operations to ascertain compliance with any conditions. The last review was held at the Commission meeting of June 25, 2001.

Dale Bieri stated the economy has been slow and the company has not done much in the last year. Approximately 8,000 yards has been removed the past year. Currently, most of their gravel is being dug out of Lowell Township site. At this time, the pond is approximately 10 feet deep and expected to be dug to 25 feet.

B. Master Plan Map Amendments - distribute. At its meeting of May 5, 2008, the City Council approved the following master plan map amendments for distribution:

- City owned North Washington Street property
 - Existing land use from semi public to park and recreation
 - Future land use from public to park and recreation
- Stoney Lakeside Park
 - Existing land use – western portion – redesignated from utility to park and recreation
 - Future land use from public to park
- Upper Bridge Park (north side of Grand River Dr., east of Division Street)
 - Existing land use – from vacant to park and recreation
 - Future land use – from flood plain to park
- McMahan Park (Shepard Drive)
 - Future land use – from single family 1 to public (utility)
- Recreation Park
 - Future land use from public to park
 - Wastewater Treatment Plant – public
- Moose and Rogers property (east side of Flat River north of Grand River)
 - Future land use – public to park
- Three island in the Flat River south of Main Street to park as future land use

Copies of the maps will be provided to the adjoining townships, West Michigan Regional

Planning Commission and the Grand Valley Metro Council and any utilities seeking their input. A public hearing will then be set in the summer to review and consider.

Commissioner Jahnke referred to the King Milling lot on the map which shows a small amount of it as public. City Manager Pasquale believed this was where the memorial is. Jahnke believed the memorial is what is called public and then the rest looks like it was made park. He felt it should be named downtown parking.

Commissioner Folsom commented on the through ways and questioned the extension of Kent and Front Streets. Pasquale stated these are right of ways rather than actual streets.

Pasquale stated the Commission would not be voting on this until after public comment has been made. Any last changes can be made after the public hearing.

DPW DesJarden noted the water tank on Gee Drive and questioned if it should be classified as public.

Pasquale stated these can be distributed and a public hearing can be held.

C. Joint Signage Ordinance with Lowell Charter Township - update. Commissioner Jahnke hoped to meet with the township next month.

D. Off Street Parking Lighting Section of the Zoning Ordinance. Commissioner Jahnke stated he, Jim Hodges and Vance Dimmick met on Saturday, May 3, 2008 at night to review the ordinance. Any questions, suggestions or editing issues regarding the ordinance proposal should be provided.

Jahnke noted this Thursday evening should be decent weather and suggested meeting in the parking lot of City Hall around 9:30 p.m. to further discuss the Lighting Ordinance.

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 and present the ordinance at the next meeting.

Item #4. **BUILDING INSPECTOR'S REPORT.** No comments were received.

Item #5. **PUBLIC COMMENTS.** No comments were received.

Item #6. **COMMISSIONERS COMMENTS.** Commissioner Dimmick referred to the grass cutting ordinance. City Manager Pasquale stated the issue will be addressed at the next City Council meeting.

Commissioner Noall thanked everyone for the excuse of absences. She has been attending class.

Commissioner Jahnke understood the City's budget requirements with regard to mowing the City owned property. He personally wanted to see the City enforce the mowing ordinance as it is currently being done.

Commissioner Folsom thanked the other Commissioners for the opportunity to serve on the Planning Commission.

Chair LaPonsie referred to the mowing issues. She thought some lots would not look bad unmowed but wondered about other lots with no barrier to the road would appear. She also noted it seems there are many vacant homes with long grass. LaPonsie stated she would be open to consider commercial property, but not residential.

Chair LaPonsie welcomed Commissioner Folsom

IT WAS MOVED BY JAHNKE to adjourn at 7:50 p.m.

DATE:

APPROVED:

Maryalene LaPonsie, Chairman

Betty R. Morlock, City Clerk