

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

For the Regular Meeting of the Planning-Citizen Advisory Commission on Monday, June 22, 2009 at 7:00 p.m.

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

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

Absent: None.

Also Present: City Manager Pasquale, City Clerk Morlock, DPW Director DesJarden, Building Inspector Doug Hopkins, Councilmember Jeff Altoft, Councilmember Ellison and Water Distribution Supervisor Bob Robinson.

IT WAS MOVED BY JAHNKE and supported by LAPONSIE to approve the minutes of the regular meeting of May 26, 2009 as corrected.

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

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

IT WAS MOVED BY LAPONSIE and seconded by JAHNKE to approve the agenda as presented.

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

Item #2. **PUBLIC HEARINGS.**

- A. Establishment of Gilda's Club at 314 S. Hudson – Special Use Permit. Gilda's Club provides free support for those living with cancer as well as their families and friends. A proposal has been made to provide a location at 314 South Hudson along with current occupant Senior Neighbors.

Since the property is zoned R-3 Multiple Family Residential, a special land use designation under Section 8.03 B provides for community center buildings. It appeared appropriate for the proposed current uses of the property to attain this special land use designation.

A public hearing for the July 27, 2009 meeting to consider the request should be established.

IT WAS MOVED BY LAPONSIE and seconded by DOYLE to set a public hearing for July 27, 2009 to discuss the establishment of Gilda's Club at 314 S. Hudson.

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

Teresa Beachum stated a substantial amount of money has been received for the project. A ribbon cutting ceremony is scheduled for Saturday, September 12, 2009, the day after the Pink Arrow football game.

- B. Ordinance to include temporary garages in Residential Districts – review, consider holding a public hearing (7/27). As directed by the Planning Commission, City Attorney Richard Wendt prepared an ordinance regarding temporary, portable garages based on the proposal reviewed at the last meeting. If acceptable, a public hearing can be established for the July 27, 2009 meeting.

Commissioner Noall asked if hard surfaced driveways were previously discussed. Commissioner LaPonsie believed the consensus from the Commission was to have the temporary garage placed at the end of an existing drive. If there was none, then a hard surfaced drive would need to be installed. LaPonsie stated the State requires a pad be placed under a stored vehicle made from an approved list of non combustible materials. While it most agreed a gravel drive would be appropriate, the State requirement would supercede local regulation.

Chair Folsom believed a hard cover for the temporary garage should be referenced. He questioned the size of the structure. LaPonsie suggested 14 feet in width and 24 feet in length. She was unsure about the height. Building Inspector Hopkins questioned where the height would be measured. He noted 11 feet measured from the eaves usually provide cover for most travel trailers. Most are built to allow a 12 foot overhead door. Hopkins believed the ordinance should state “as measured to the eaves or to the height of the sidewall”. Pasquale confirmed the ordinance should state 12 feet in height to the top of the sidewalls.

Hopkins also noted the floor surface should be specified. If the structure is less than 200 square feet, a building permit is not required. He suggested stating “the floor of the structure must comply with the most recent residential building code under #5”.

Under Item E of the ordinance, it refers to the temporary garage being removed. Hopkins suggested “and floor” be inserted after “temporary garage”. Commissioner Noall agreed. LaPonsie reminded the Commission the slab will be attached to a driveway.

Hopkins referred to Item A. He suggested it be stated “upon application of a zoning permit”. A fee has already been established.

By general consensus, the Commission agreed the hard surfaced slab would not have to be removed when the temporary structure was taken out.

LaPonsie did not want to limit the type of material which can be used as new materials are always coming out.

Pasquale confirmed the language would state weather proofed ridged.

By consensus, the Commissioner omitted “B” from the ordinance.

Pasquale confirmed the following changes:

- Section 4.23 A – upon application of a zoning permit, eliminate “B” and move all the other letters up
- C1 – the temporary garage shall have four exterior walls, a roof fully enclosed and a weather proof, ridged material with at least one access door
- The structure should be 14 feet in width, 24 feet in length, 12 feet in height to the top of the side walls
- The floor of the structure code must comply with the most recent Michigan residential building code.

IT WAS MOVED BY JAHNKE and seconded by LAPONSIE to set a public hearing for July 27, 2009 to consider a recommendation regarding temporary garages in residential districts.

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

Bob Robinson of 130 N. Center Street suggested eliminating the dimensions, using 600 square feet. Many motor homes would not fit in the proposed dimensions.

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. Review of 2009 – 2014 Capital Improvements Plan. Each year the Planning Commission reviews the Capital Improvements Plan. Many of these items have been in place for several years and are reviewed each year. City Manager Pasquale commented on the following:

Capital Facilities

- Water Treatment Plant expansion
- Proposed vehicular storage for the Public Works
- Cemetery – resurfacing the main road to the cemetery and a cemetery office maintenance building.
- Airport improvements

Street Improvements

- Improvements to Bowes Road - Federal Funding
- Finish improvements to Grindle
- Improvements to Sibley – funding will be provided through the stimulus program where improvements can be considered between Center and Valley Vista. The area immediately to the west of West Street to Valley Vista would be curb/gutter and total

reconstruction. Once this is accomplished, Sibley, west of Valley Vista to Ridgeview can be milled and repaved.

Parks

- Upgrades to the parks and fields which are the responsibility of the City.

Water Distribution Needs

Commissioner Schrauben commented on the space needs study for the DPW and cemetery. He suggested combining the two buildings. Pasquale responded this could be reviewed.

Schrauben questioned why the water demand went down. LaPonsie explained in 1987 Attwood was metal plating which used a lot of water. This operation has since ceased.

IT WAS MOVED BY JAHNKE and seconded by DOYLE to support the Capital Improvements Program with the suggestion of combining the DPW storage building and Cemetery building.

YEA: 6. NAY: 0. ABSENT: 1. MOTION CARRIED.

B. Outdoor Lighting Ordinance - review. Commissioner Jahnke explained the ordinance address and defines light trespass. This falls under all zoning districts. Jahnke stated a .1 foot candle mounted light is equivalent to the typical street intersection light. This is a reasonable amount of light but should not be intrusive.

Jahnke added an item referring the lights being in a swimming pool. These are lights in motion which travel into nearby windows. Also, a section for exemptions was added, which include the Showboat and King Milling sign on top of the building. This sign has been in the City of Lowell for many years.

Jahnke suggested the ordinance be sent to City Attorney Richard Wendt for review and possible changes. A public hearing could then be held on July 27, 2009.

After much discussion it was suggested the issue be tabled until July 27, 2009 for further review.

DPW Director DesJarden stated his goal is to cut down light trespassing. He will contact the State and County for rules which should be followed.

IT WAS MOVED BY LAPONSIE and seconded by SCHRAUBEN to table the Outdoor Lighting Ordinance until July 27, 2009 for further review.

YEA: 5. NAY: 0. ABSENT: 1. (Jahnke) MOTION CARRIED.

C. Joint signage ordinance with Lowell Charter Township – update – deferred from previous meetings. The issue was deferred until the July 27, 2009 meeting.

Item #5. **BUILDING INSPECTOR REPORT.** Commissioner LaPonsie questioned the renovation at First Baptist Church. City Manager Pasquale stated there is still an effort to raise funds regarding this project.

Chair Folsom questioned the status with Roger Cahoon's facility on East Main Street. Building Inspector Doug Hopkins stated this is an ongoing process. Technically as long as a permit is open and there is ongoing progress, one can continue to work. Commissioner LaPonsie questioned the parking in the back lot. She thought some was to be converted to grass.

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

Item #7. **COMMISSIONERS COMMENTS.** Commissioner Doyle stated this is her last meeting serving as a Commissioner. She has enjoyed serving the City.

Commissioner Jahnke commented on the yard signs which Digital Signs placed for advertising. City Manager Pasquale stated these signs were pulled and the LPD discussed the issue with the business.

Chair Folsom thanked Doyle for her service and time. She will be missed.

IT WAS MOVED BY LAPONSIE to adjourn at 9:06 p.m.

DATE:

APPROVED:

Douglas L. Folsom, Chairman

Betty R. Morlock, City Clerk