

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

For the Regular Meeting of the Planning-Citizen Advisory Commission on Monday, January 23, 2011, at 7:00 p.m.

The Meeting was called to order at 7:00 p.m. by Chair Hall and City Clerk Betty Morlock called the Roll.

Present: Commissioners Dave Cadwallader, Don Green, Maryalene LaPonsie, and Chair Jim Hall.

Absent: Commissioner Alan Mathews.

Also Present: City Manager David Pasquale, City Clerk Betty Morlock, DPW Director Dan DesJarden, Zoning Administrator Adam Lynema and Mayor Jim Hodges.

IT WAS MOVED BY LAPONSIE and seconded by CADWALLADER to excuse the absence of Commissioner Mathews.

YEA: 4. NAY: 0. ABSENT: 1. MOTION CARRIED.

City Manager Pasquale explained there needs to be an election of officers. Currently, Jim Hall is the Chairman. There is a vacancy for Vice Chair. Hall noted Al Mathews has provided interest as Vice Chair. Hall also stated he is interested in continuing as Chair. However, if someone else would like the position he would step aside.

IT WAS MOVED BY GREEN and seconded by LAPONSIE to elect Jim Hall as Chair and Al Mathews as Vice Chair for the 2011.

YEA: 4. NAY: 0. ABSENT: 1. MOTION CARRIED.

IT WAS MOVED BY LAPONSIE and seconded by CADWALLADER to approve the minutes of the regular meeting of November 22, 2010 as written.

YEA: 4. NAY: 0. ABSENT: 1. MOTION CARRIED.

Item #1. **APPROVAL OF AGENDA**. City Manager Pasquale recommended the proposal from Back Yard Spring Training to build a baseball field immediately south of their building in an open grass area be added to the agenda under "Other Business".

IT WAS MOVED BY LAPONSIE and supported by CADWALLADER to approve the agenda as amended.

YEA: 4. NAY: 0. ABSENT: 1. MOTION CARRIED.

Item #2. **PUBLIC HEARING.**

- A. 2111 West Main Street – establishment of a Farmers Market – Lowell Area Chamber of Commerce – Special Use Permit (open air business) - consideration. As discussed at the November meeting, the Chamber of Commerce wishes to relocate its farmers market from the Fairgrounds to in front of Tractor Supply on West Main Street to provide better visibility.

Because the farmers market is considered an open air business and the property is zoned General Business (C3), a special use permit is required. There are ten conditions within the Zoning Ordinance which need to be met. Reviewing this with Building Inspector Doug Hopkins, it was felt those are in concurrence.

Parking requirements would be taken care of for both Tractor Supply and the farmers market.

Liz Baker of the Lowell Area Chamber of Commerce noted the market would be located in the southeast corner.

Baker noted the parking spots #1 and #2 will be removed for safety reasons.

Baker also said the desire to have a sign on a temporary basis. A request was made to install the sign in May and remove it when the market is over at the end of September. Chair Hall requested the sign be permanently anchored.

IT WAS MOVED BY GREEN and seconded by LAPONSIE to approve the special use permit for the farmers market as an open air business at 2111 West Main Street as proposed including the sign.

YEA: 4. NAY: 0. ABSENT: 1. MOTION CARRIED.

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

- A. 1250 W. Main – ball field construction. Toby Alderink of Backyard Spring Training explained they wish to increase the size of their facility by utilizing the outdoor area and create a ball field. The group will construct and maintain the field. This is on property which is leased from Good Chevy Dealer just off Bowes Road.

City Manager Pasquale noted the zoning ordinance mentions indoor commercial recreation. The building itself falls within this. However, nothing refers to outdoor recreation.

Alderink did not believe the facility would be a nuisance for the neighboring areas. However, he would correspond with the surrounding neighbors to ensure there are no concerns.

He also believed such a field would bring many into the City.

Alderink noted a chain link fence will be placed all the way around the field. A regulation size backstop will also be installed. The home run fence will be 4 to 6 feet in height, pending the best price.

Commissioner LaPonsie confirmed there would be sufficient parking. Alderink responded yes.

Pasquale asked if bleachers would be installed. Alderink responded no, people will have to bring lawn chairs.

Pasquale encouraged Alderink to contact the neighbors. He also wanted the diamond situated so it would not interfere with the adjoining properties including the streets.

IT WAS MOVED BY LAPONSIE and seconded by CADWALLADER to approve the concept of the ballfield at 1250 West Main as proposed as long as neighbors are contacted before any work is done.

YEA: 4. NAY: 0. ABSENT: 1. MOTION CARRIED.

B. Training. There are two vacancies open on the Planning Commission. Once these are filled, City Manager Pasquale suggested there be some training for the Planning Commission. Jay Kilpatrick of Williams and Works has the credentials to do this. There is also the Michigan Association of Planning which is a resource for training. Lowell and Vergennes Townships are invited to attend as well.

C. Outdoor Wood Burning Furnaces Ordinance – review and discuss draft. Planner Jay Kilpatrick and Brian Wegener of Williams & Works have prepared a draft ordinance involving outdoor wood burning furnaces. The Commission have had the opportunity to review the text.

Chair Hall referred to Section 4.24 Item F. He suggested eliminating the word “coal”. It is being outlawed in the State for burning in power plants. Also, have outdoor furnaces restricted to cold weather should be eliminated since some hook hose up to hot water heaters. By general consensus, the Commissioners agreed.

City Manager Pasquale noted the issue will be presented at the next meeting with the planner for any review and comments.

Item #4. **BUILDING INSPECTORS REPORT**. Commissioner LaPonsie questioned the progress being made with the Roger Cahoon issue. City Manager Pasquale explained the court is urging the City to wait before final court action.

Item #5. **PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA**. No comments were received.

Item #6. **COMMISSIONERS REMARKS.** Commissioner Green thanked Design Plus for the design charret. Many good ideas were brought forward.

Commissioner LaPonsie was happy to see Commissioner Green back and healthy.

Chair Hall provided a list of goals for 2011.

LaPonsie asked Carlton Blough of Lowell Township if they require their signs to be on the ground. Blough responded it is either on the ground or above 6 or 10 feet or higher.

IT WAS MOVED BY GREEN to adjourn at 7:40 p.m.

DATE:

APPROVED:

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Jim Hall, Chair

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Betty R. Morlock, City Clerk