

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

For the Regular Meeting of the Planning-Citizen Advisory Commission on Monday, March 28, 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 Don Green, Maryalene LaPonsie, Al Mathews and Chair Jim Hall.

Absent: Dave Cadwallader.

Also Present: City Manager David Pasquale, City Clerk Betty Morlock, Zoning Administrator Adam Lynema, Rachael Schwab and Mayor Jim Hodges.

IT WAS MOVED BY LAPONSIE and seconded by GREEN to excuse the absence of Commissioner Cadwallader.

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

IT WAS MOVED BY LAPONSIE and seconded by MATHEWS to approve the minutes of the regular meeting of February 28, 2011 as written.

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

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

IT WAS MOVED BY LAPONSIE and supported by GREEN to approve the agenda as presented.

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

Item #2. **PUBLIC HEARING.**

- A. Outdoor Wood Burning Furnaces Ordinances – public hearing. At the January meeting, the Commissioners had the opportunity to review the draft outdoor furnaces ordinance. Two changes were made as follows: (1) eliminate coal as a combustion material under Sect 4.24 (F), (2) eliminate Section 4.24 (G) stating “Outdoor furnaces shall only be used during periods of cold weather.

These changes have been incorporated into the updated draft. The text has also been reviewed by the City Attorney.

No public comments were received.

IT WAS MOVED BY GREEN and seconded by LAPONSIE to recommend approval of the Outdoor Wood Burning Furnaces Ordinance as presented to the City Council.

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

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

- A. Commissioner Handbooks. Books should be provided within the next few days.
- B. Training. This has been left on until the positions have been filled on the Planning Commission. City Manager Pasquale explained training could be completed a few different ways. The Commissioners could travel to a training session as well as invite the township commissioners to attend. Chair Hall suggested Williams and Works provide training and invite the townships to participate to help share the cost. Pasquale noted Michigan Association of Planning can also provide training opportunities.

Also, there is an online training called "Citizen Planner". Commissioner LaPonsie explained most of the training is done on line with the exception of meeting 3 to 4 times before certification is received.

Item #4. **BUILDING INSPECTORS REPORT**. Commissioner Mathews was concerned with run off water going into the creek near Litehouse, Inc. City Manager Pasquale noted permits were sought concerning this. Chair Hall was concerned regarding the field that had soil taken from it. He believed the creek was higher.

Zoning Administrator Adam Lynema provided an update on Roger Cahoon. There are vehicles parked in an area where there shouldn't be. Also, Tractor Supply did not respond to the letter sent. Therefore, Hopkins visited the store. He was told a variance would be sought. However, nothing has been done.

The issue next to Ivan and Jane Blough's home has been dropped. Commissioner LaPonsie commented on the sidewalk in front of the vacant lot. Chair Hall believed this was a City issue. The Council is currently considering a sidewalk repair ordinance.

Hall questioned "property maintenance code". This is something that has been adopted by the City. Lynema explained each complaint is reviewed to see if it is part of the maintenance code.

Item #5. **PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA**. Chair Hall suggested the following:

- An ordinance regarding wind power generation
- Dish Antennas - he suggested the City call Dish and Direct and let them know there is an ordinance in place which states they need to be in the back yard or on top of ones house.

- Adding porches to a house – review the zoning and determine if the setbacks should be changed within the R-1 and R-2 districts. Also, the issue of adding a roof to their porch that must be open on at least two sides.
- Modify the ordinances – Hall noted RV's are allowed in the side yard. Many are going beyond that having an RV, utility trailers. Limits need to be set.

Item #6. **COMMISSIONERS REMARKS**. Rachael Schwab was happy to be part of the Planning Commission.

IT WAS MOVED BY GREEN to adjourn at 7:37 p.m.

DATE:

APPROVED:

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Jim Hall, Chair

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Betty R. Morlock, City Clerk