

**OFFICIAL PROCEEDINGS
OF THE
PLANNING-CITIZEN ADVISORY COMMISSION
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, APRIL 23, 2012, AT 7:00 P.M.**

1. CALL TO ORDER: PLEDGE OF ALLEGIANCE, ROLL CALL

The Meeting was called to order at 7:10 p.m. by Vice Chair Maryalene LaPonsie and City Clerk Betty Morlock called the roll.

Present: Commissioners Dave Cadwallader, Jim Hall, Shannon Hanley, Rachael Schwab and Vice Chair Maryalene LaPonsie.

Absent: Chair Al Mathews.

Also Present: City Manager Mark Howe, City Clerk Betty Morlock, DPW Director Dan DesJarden, Zoning Administrator Adam Lynema and City Planner Jay Kilpatrick, AICP, PCP of Williams & Works.

IT WAS MOVED BY HANLEY and seconded by HALL to excuse the absence of Chair Mathews.

YEA: 5. NAY: 0. ABSENT: 1. MOTION CARRIED.

2. APPROVAL OF AGENDA

IT WAS MOVED BY CADWALLADER and seconded by SCHWAB to approve the agenda as written.

YEA: 5. NAY: 0. ABSENT: 1. MOTION CARRIED.

3. APPROVAL OF THE MINUTES

IT WAS MOVED BY CADWALLADER and seconded by HALL that the minutes of the March 26, 2012 meeting be approved as written.

YEA: 5. NAY: 0. ABSENT: 1. MOTION CARRIED.

4. PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA - NONE

5. OLD BUSINESS - NONE

6. NEW BUSINESS

- a. **TOWING FACILITIES – DRAFT ORDINANCE.** An ordinance prepared by City Attorney Richard Wendt and City Planner Jay Kilpatrick regarding Special Land Uses in the C-3 General Business District and Uses Permitted by Right in the Industrial District that defines Towing Facilities Services was presented and reviewed by the Commissioners.

IT WAS MOVED BY HALL and seconded by CADWALLADER to set a public hearing for Tuesday, May 29, 2012 regarding Special Land Uses in the C-3 General Business District and Uses Permitted by Right in the I Industrial District Ordinance.

YEA: 5. NAY: 0. ABSENT: 1. MOTION CARRIED.

b. SITE PLAN REVIEW

- i. **115 WEST MAIN STREET – KING MILLING.** King Milling Company presented a site plan to expand its existing facilities on the east side of Broadway Street with the addition of a new grain elevator mill building and covered loading docks. City Planner Kilpatrick reviewed the site plan with the Commissioners and noted two main concerns. One, as the property owner of both this site and the adjoining parcel to the east, a single parcel for zoning compliance purposes or a deed restriction should be recorded. Second, the applicant should provide lighting fixtures details to confirm that the standards of Section 4.24 would be met. Jim Doyle of King Milling and their engineer, Paul Henderson of Roosien and Associates were in attendance of the meeting and stated they would combine the two parcels to make one and would provide outdoor lighting as required.

IT WAS MOVED BY SCHWAB and seconded by CADWALLADER to approve the site plan from King Milling Company for 115 West Main Street with the following conditions:

- No grading, preliminary or final earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.
- Outdoor lighting fixtures shall be downward facing, fully cut-off fixtures to the satisfaction of the Zoning Enforcement Officer.
- The applicant and the site shall at all times comply with local standards and ordinances.
- A revised site plan set shall be provided indicating the adjustment to the northern property line and bearing the seal of the professional that prepared it.
- As the owner of both this site and the adjoining parcel to the east, the applicant shall record deed restrictions enforceable by the City acknowledging that no portion of the combined parcels shall be used or divided in a manner which diminishes compliance with the requirements of the Zoning Ordinance.

- Approval by the Director of Public Works, wastewater personnel and other local officials as to all technical aspects of the storm water and sanitary sewer abandonment and replacement proposed.
- The applicant shall furnish documentation of applicable permits related to work in the floodplain prior to issuance of any City permits.
- Prior to issuance of any City permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to this request.

YEA: 5. NAY: 0. ABSENT: 1. MOTION CARRIED.

7. BUILDING INSPECTORS REPORT.

Commissioner Hall requested that 411 East Main be removed as it appears to be taken care of. Lynema of Imperial Municipal Services said he would have Doug Hopkins, the Building Inspector check into it.

8. COMMISSIONERS REMARKS

Vice Chair LaPonsie stated the Arbor Board will be at the next Planning Commission meeting to discuss landscaping along M-21.

IT WAS MOVED BY HALL to adjourn at 7:42 p.m.

DATE:

APPROVED:

Al Mathews, Chair

Betty R. Morlock, City Clerk