

OFFICIAL PROCEEDINGS  
OF THE  
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE  
CITY OF LOWELL, MICHIGAN  
FOR THE REGULAR MEETING OF  
MONDAY, SEPTEMBER 24, 2012, AT 7:00 P.M.

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

The Meeting was called to order at 7:00 p.m. by Chair Al Mathews and Deputy City Clerk Susan Ullery called the roll.

Present: Commissioners Dave Cadwallader, Shannon Hanley, Jim Salzwedel, and Chair Al Mathews.

Absent: Commissioners Hall and LaPonsie.

Also Present: City Manager Mark Howe, Deputy City Clerk Susan Ullery, DPW Director Dan DesJarden, City Planner Brian Wegener of Williams & Works, Mayor Jim Hodges, Lowell Light and Power Boardmember Greg Canfield, Councilmember Ellison and Lowell Light and Power General Manager Greg Pierce.

IT WAS MOVED BY CADWALLADER and supported by HANLEY to excuse the absences of Commissioners Hall and LaPonsie.

YEA: 5. NAY: 0. ABSENT: 2. MOTION CARRIED.

**2. APPROVAL OF AGENDA**

IT WAS MOVED BY SCHWAB and supported by SALZWEDEL to approve the agenda as presented.

YEA: 5. NAY: 0. ABSENT: 2. MOTION CARRIED.

**3. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF AUGUST 27, 2012**

IT WAS MOVED BY CADWALLADER supported by SCHWAB that the minutes of the August 27, 2012 meeting be approved as written.

YEA: 5. NAY: 0. ABSENT: 2. MOTION CARRIED.

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

**5. OLD BUSINESS – NONE**

6. **NEW BUSINESS**

- a. **SPECIAL USE PERMIT - 217 W. MAIN.** Mr. Scott Hosteter submitted a special land use application to establish a residential dwelling in the same building as a commercial use. The proposed dwelling unit would be located above the Giggles and Gumdrops establishment at 217 West Main Street in the C-2, Central Business District, where said use is permitted as a special land use.

City Manager Howe received letters from Jim Reagan 680 Bowes Road and Jordon Bush of 216 W. Main. Both supported the special use permit request.

Commissioner Schwab questioned the refuge collection and parking requirements. Mr. Hosteter stated he would follow the requirements of the City. There is an addition on the back of the building in which he hopes to turn into a two stall garage. Chair Mathews suggested he speak with the Lowell Police Department regarding parking spaces. City Manager Howe explained this leads to other issues regarding parking and people living in the downtown area. The issue will be reviewed on a larger scale.

Commissioner Salzwedel confirmed there were two exits. Hosteter responded yes.

Greg Canfield of 403 N. Washington also supported the special use permit. However, he hated to see two parking spaces designated for residential use. He would rather see unmarked spots.

IT WAS MOVED BY CADWALLADER and supported by SCHWAB to approve the Special Use Permit at 217 W. Main Street with the following conditions:

- Commercial uses shall not be located on the same story of the building as the dwelling unit.
- Occupants of the dwelling unit shall utilize an existing dumpster on the site and additional refuse containers shall not be placed on the site as a result of the dwelling.

YEA: 5. NAY: 0. ABSENT: 2. MOTION CARRIED.

- b. **REVIEW SIGNAGE AND LANDSCAPING – 625 CHATHAM, SPART.** The Planning Commission previously approved the Site Plan for SPART. Since this approval there has been a question concerning the height of the sign and the landscape requirements. There was also a change in the footprint which was within the guidelines of the ordinance which allows for the City to make an administrative adjustment.

IT WAS MOVED BY CADWALLADER and seconded by SALZWEDEL to recommend approval of the signage and landscape as follows:

Prior to issuance of City permits, the applicant shall be required to confirm in writing that the sign will not extend beyond the edge of the building wall, nor higher than the roof line. Moreover, the applicant must also provide written confirmation of adjacent landowner approval of the 8 trees prior to issuance of City permits.

YEA: 5. NAY: 0. ABSENT: 2. MOTION CARRIED.

7. **BUILDING INSPECTORS REPORT.** City Manager Howe commented on the fence behind Tractor Supply. The business is working with a local landscaper concerning a replacement fence.

8. **COMMISSIONERS REMARKS.**

Chair Mathews stated thoughts and prayers are with Commissioner Jim Hall and his family.

IT WAS MOVED BY SCHWAB to adjourn at 7:24 p.m.

DATE:

APPROVED:

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Al Mathews, Chair

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Betty R. Morlock, City Clerk