

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, MAY 12, 2014, 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 Hanley and the Pledge of Allegiance was recited. Deputy City Clerk Susan Ullery called roll.

Present: Commissioners Dave Cadwallader, John Gerard, Jim Hall, Matt Mayer, and Chair Hanley.
Absent: Commissioners Salzwedel and Schwab.
Also Present: City Manager Mark Howe, Deputy City Clerk Susan Ullery, DPW Director Dan DesJarden and Mayor Jim Hodges.

2. EXCUSE OF ABSENSES.

IT WAS MOVED BY CADWALLADER and seconded by MAYER to excuse the absences of Commissioners Salzwedel and Schwab.

YEA: 5. NO: 0. ABSENT: 2. MOTION CARRIED.

3. APPROVAL OF AGENDA

IT WAS MOVED BY CADWALLADER and seconded by MAYER to approve the agenda as corrected.

YES: 5. NO: 0. ABSENT: 2. MOTION CARRIED.

4. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF APRIL 14, 2014.

IT WAS MOVED BY HALL seconded by CADWALLADER that the minutes of the April 14, 2014 meeting be approved as written.

YES: 5. NO: 0. ABSENT: 2. MOTION CARRIED.

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

6. NEW BUSINESS.

a. Site Plan Review – 1425 W. Main Street – Lowell Chiropractic. Jim Chichester of Lowell Chiropractic submitted an application for a site plan review at 1425 W. Main Street. Andy Moore of Williams and Works provided a memorandum outlining his review and provided the following recommendations:

1. No demolition or earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.

2. Prior to issuance of any City permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.
3. All outdoor lighting fixtures shall be adjusted to be downward facing and fully cut-off to the satisfaction of the Zoning Enforcement Officer.
4. The dumpster enclosure shall be comprised of opaque walls that are at least 6 feet in height or otherwise designed to fully screen the dumpster from neighboring properties and streets.
5. Details for wall and freestanding signage shall be reviewed and approved by the Zoning Enforcement Officer prior to installation of signage.

IT WAS MOVED BY CADWALLADER and seconded by GERARD to approve the site plan review for Lowell Chiropractic at 1425 W. Main Street with the above recommendations being met.

YES: 5. NO: 0. ABSENT: 2. MOTION CARRIED.

7. OLD BUSINESS

- a. Review of Mixed Use Zoning. Andy Moore from Williams and Works provided the first draft ordinance of Mixed Use Zoning within the City. The zoning map was also reviewed and a few suggestions were made, including changing the school property from Public Facilities to Mixed Use.

City Manager Howe commented on the Historic District and suggested reviewing each parcel individually.

Moore referred to the section between Jefferson and Jackson. There needs to be a delicate balance. We do not want to create a lot of nonconformities.

Cadwallader suggested taking smaller sections at a time for review. Moore agreed. However, the Commission should review as much as they can within reason.

Moore suggested zoning other areas C2. Howe agreed and stated the C2 District could expand more and continue with the development of mixed use.

Moore stated he would provide further information at the June 9, 2014 meeting regarding Mixed Use Zoning District and expanding the C2 District.

- 8. STAFF REPORT.** No comments were received.

- 9. COMMISSIONERS COMMENTS** Commissioner Hall commented on a video regarding the North Country Trail. He stated it is very impressive.

IT WAS MOVED BY CADWALLADER to adjourn at 7:48 p.m.

DATE:

APPROVED:

Shannon Hanley, Chair

Susan S. Ullery, Deputy City Clerk

