

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE SPECIAL MEETING OF
THURSDAY, JUNE 26, 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 Deputy City Clerk Susan Ullery and the Pledge of Allegiance was recited.

Present: Commissioners David Cadwallader, John Gerard, Jim Hall, Matt Mayer, Rachael Schwab and Chair Hanley.

Absent: Commissioner Jim Salzwedel.

Also Present: Deputy City Clerk Susan Ullery and Mayor Jim Hodges.

2. EXCUSE OF ABSENCES.

IT WAS MOVED BY HALL and seconded by GERARD to excuse the absence of Commissioner Salzwedel.

YES: 6. NO: 0. ABSENT: 1. MOTION CARRIED.

3. APPROVAL OF THE AGENDA.

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

YES: 6. NO: 0. ABSENT: 1. MOTION CARRIED.

4. PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA. Mayor Hodges thanked Commissioner Rachel Schwab for her years of service to the community and serving on the Planning Commission. She will be greatly missed.

5. NEW BUSINESS.

- a. Special Land Use Application – Jake’s Fireworks. Ms. Katie Snyder of Jake’s Fireworks submitted a special land use application to establish a temporary open air business at 2111 West Main Street. The applicant is seeking to erect a 30 foot by 40 foot tent to sell retail fireworks for the upcoming season in the parking lot. The property is zoned C-3, General Business, where open air businesses are permitted via special land use permit.

Chris Bernal of 5840 Bonnie Ave., Kentwood Michigan stated he was representing Jake’s Fireworks.

Andy Moore from Williams and Works recommended the Planning Commission approve the special land use request to operate a temporary open air business to sell fireworks for the upcoming season. The motion for approval should reference the Special Land Use review standards of Section 17.03

and also recommend the following conditions, along with any others deemed necessary by the Planning Commission:

1. Prior to issuance of any City permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.
2. The special land use shall at all times comply with city, county, state and other applicable regulations and provide the City with copies of all applicable state and local permits.
3. The applicant shall take sufficient steps to ensure that trash, paper, and other materials do not blow off the premises.
4. Any open air business display area shall be at least 20 feet from a street right-of-way line and shall not block pedestrian traffic or motorist vision. Moreover, the tent shall not be constructed within 20 feet from the farmers' market.
5. The applicant shall designate and mark a minimum of two spaces for vehicle parking.
6. No outdoor storage of materials or merchandise in connection with the proposed open air business is permitted.
7. The applicant shall not block major ingress and egress isles or access to the farmers' market.
8. The Fire Chief shall review and approve the application prior to issuance of City permits.

IT WAS MOVED BY HALL and seconded by CADWALLADER to approve the special land use application – Jakes Fireworks at 2111 West Main Street based upon the above recommendations.

YES: 6. NO: 0. ABSENT: 1. MOTION CARRIED:

6. COMMISSIONERS REMARKS.

Commissioner Schwab thanked everyone. It has been an honor to serve on the Planning Commission.

IT WAS MOVED BY SCHWAB to adjourn at 7:10 p.m.

DATE:

APPROVED:

Shannon Hanley, Chair

Susan Ullery, Deputy City Clerk