

**OFFICIAL PROCEEDINGS  
OF THE  
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE  
CITY OF LOWELL, MICHIGAN  
FOR THE REGULAR MEETING OF  
MONDAY, AUGUST 11, 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, Jim Hall, Jim Salzwedel and Chair Hanley.

Absent: Commissioner John Gerard.

Also Present: City Manager Mark Howe, Deputy City Clerk Susan Ullery and Mayor Jim Hodges.

**2. EXCUSE OF ABSENCES**

IT WAS MOVED BY CADWALLADER and seconded by HALL to excuse the absence of Commissioner Gerard.

YEA: 4. NO: 0. ABSENT: 1. MOTION CARRIED.

**3. APPROVAL OF AGENDA**

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

YES: 4. NO: 0. ABSENT: 1. MOTION CARRIED.

**4. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF JUNE 7, 2014**

IT WAS MOVED BY HALL seconded by CADWALLADER that the minutes of the June 7, 2014 meeting be approved as written.

YES: 4. NO: 0. ABSENT: 1. MOTION CARRIED.

IT WAS MOVED BY HALL and seconded by CADWALLADER that the minutes of the June 26, 2014 special meeting be approved as written.

YES: 4. NO: 0. ABSENT: 1. MOTION CARRIED.

**5. PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA.** Mayor Jim Hodges informed the Planning Commission that he hoped to appoint two individuals to the Planning Commission before the September 8, 2014 meeting.

## 6. OLD BUSINESS.

- A. Mixed Use Zoning. Andy Moore from Williams and Works presented the most recent draft of the mixed use ordinance. An additional paragraph was added stating “Legal nonconforming buildings and structures in the mixed use district may be extended, enlarged, remodeled or modernized only if the extension, enlargement, remodeling or modernization does not increase the degree of the nonconformity”.

Moore thought it would be important to invite those property owners who may be affected. He also thought it would be a good idea to walk the district with the property owners and Planning Commissioners. City Manager Howe agreed with the concept of talking with the property owners regarding the potential of non-conformities. He suggested an informal meeting be established including a power point presentation.

By general consensus, the Commissioners wanted to establish a special meeting to walk the proposed district in order to bring further discussion forward concerning the mixed use district.

## 7. NEW BUSINESS

- A. Accessory Buildings in Nonresidential Districts. Andy Moore from Williams and Works discussed concerns that have brought forward to the City regarding a provision in the Zoning Ordinance that limits the area of an accessory building in a nonresidential zoning district to no more than 25% of the area of the main building. This limitation may make it difficult for a smaller business to have an accessory building large enough to be useful.

Three different options for amending the zoning ordinance were summarized as follows:

1. Increase limit on accessory buildings area in the C-3 districts from 25% of the main building to 100%.
2. Allow the construction of an accessory building with an area greater than 25% of the principal building area only as a special land use in the C-3 district only.
3. Increase limit on accessory building area in the C-3 districts from 25% of the main building to 100%; and allow anything greater than 100% only as a special land use.

By general consensus, the Planning Commission agreed with Option #1. Moore will prepare a possible ordinance change for the Commission to review at its next meeting.

8. STAFF REPORT. City Manager Howe stated Michigan Association of Planning will be providing a training schedule for the Fall/Winter. Commissioners are encouraged to attend.

There will be a joint Planning Commission meeting with the City, Lowell Township and Vergennes Township. The meeting will be held at Lowell Township on September 22, 2014 at 7:00 p.m.

9. COMMISSIONERS COMMENTS Commissioner Salzwedel noted the Dollar Tree sign has been installed.

IT WAS MOVED BY CADWALLADER and seconded by HALL to adjourn at 7:51 p.m.

DATE:

APPROVED:

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Shannon Hanley, Chair

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Susan S. Ullery, Deputy City Clerk