

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, SEPTEMBER 8, 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 Kelli Carney, John Gerard, Jim Hall, Jim Salzwedel and Chair Hanley.

Absent: Commissioners Dave Cadwallader and James Zandstra.

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

2. EXCUSE OF ABSENCES

IT WAS MOVED BY SALZWEDEL and seconded by GERARD to excuse the absence of Commissioners Cadwallader and Zandstra.

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

3. APPROVAL OF AGENDA

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

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

4. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF AUGUST 11, 2014

IT WAS MOVED BY HALL seconded by SALZWEDEL that the minutes of the August 11, 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. None.

6. NEW BUSINESS

A. Ordinance to amend the City of Lowell Zoning Ordinance; Section 4.10 pertaining to temporary uses. Andy Moore from Williams and Works presented an ordinance to amend the City of Lowell Zoning Ordinance Section 4.10 pertaining to temporary uses within the C-3 District. It should be noted that the City has a separate ordinance that deals with Peddlers, Solicitors and Transient Merchants. Therefore, before this moves forward, the City Council should review to see if this is something the City wants to pursue. The two ordinances are very similar.

Moore also provided information regarding authorization for all temporary uses or buildings. This is a provision he has seen in a number of communities that would allow some type of temporary housing if one were to have their home destroyed.

Gerard wanted animals prohibited from being allowed at a temporary merchant's location.

Commissioner Hall believed the City should be more stringent.

Moore stated additional standards can always be added to the ordinance. Howe wanted to review the Code of Ordinance as well before adopting.

Gerard questioned the six month period of time for temporary home or offices. Moore stated additional language could be added to include this being allowed in an emergency situation. Howe questioned the definition of manufactured homes.

Further discussion will be held during the October meeting.

- B. Ordinance to amend the City of Lowell Zoning Ordinance; Section 4.08 pertaining to accessory buildings.
Andy Moore from Williams and Works stated this pertains to the C3 District only, not to exceed the floor area of the main building.

By general consensus, a public hearing will be scheduled for the October 9, 2014 Planning Commission meeting.

7. **STAFF REPORT.** City Manager Howe welcomed Commissioner Carney. Howe suggested a Planning and Zoning Essentials workshop meeting be scheduled within the next few months.
8. **COMMISSIONERS COMMENTS.** None.

IT WAS MOVED BY HALL to adjourn at 7:33 p.m.

DATE:

Shannon Hanley, Chair

APPROVED:

Susan S. Ullery, Deputy City Clerk