

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, DECEMBER 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 Dave Cadwallader, Kelli Carney, Jim Hall, Jim Salzwedel, James Zandstra and Chair Hanley.

Absent: Commissioner John Gerard.

Also Present: City Manager Mark Howe, Deputy City Clerk Susan Ullery and Williams and Works Planner Andy Moore.

2. EXCUSE OF ABSENCES

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

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

3. APPROVAL OF AGENDA

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

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

4. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF NOVEMBER 10, 2014

IT WAS MOVED BY CADWALLADER seconded by ZANDSTRA that the minutes of the November 10, 2014 meeting be approved as written.

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

5. PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA. None.

6. OLD BUSINESS.

A. Mixed Use District Revisions. Andy Moore with Williams and Works presented another revision of the draft ordinance as well as a zoning map indicating the mixed use district. A modification was made in Section 16A.04 Site Development Requirements. Previously, properties along Main Street, Monroe Street, Washington Street or the Flat River were required to have a 50 percent transparency. This has been changed slightly to “for all development adjacent to key frontages as illustrated on the zoning map, except single, two family and multi-family dwellings”.

Moore indicated he would generate a new list of parcels within this district.

A public hearing was scheduled for January 12, 2015.

7. NEW BUSINESS

1. Review Summary of Dimensional Regulations. City Manager Howe explained the summary chart gives us the ability to review minimum lot area and width of all the zoning districts. He hoped this would initiate discussion with the commission over the next several meetings and questioned the setbacks in the various districts. As part of the mixed use process, building height was discussed. In most districts the maximum height is 35 feet and a few at 40 feet. Howe wanted to discuss allowing taller structures in the Mixed Use District and the C2 District. He referred to the height of the King Milling silos and believed structures of a similar height would blend in with the rest of the downtown.

Moore suggested the language inconsistencies on building height and side yard setbacks be discussed as well. He also referred to the C-3 District where parking lots are considered lot coverage.

Commissioner Hall was concerned with the minimum front setbacks in the R-2 and R-3 district. Hall also noted he would see no problem with a three story apartment/condo building if built in the appropriate area.

Howe wanted the Commission to consider whether height would be something they would want to change in the Mixed Use District. Moore noted building heights in other communities typically do not exceed 50 feet in height.

2. Public Hearing – Rezoning from Industrial to C-2 at 318 E. Main and 312 E. Main. City Manager Howe explained the two properties in question are known as the Superior Furniture building. There has been discussion about parceling off a portion of one of the properties in order to be sold. There are also some land swaps being discussed which would allow the City to build a parking lot behind the 200 block of E. Main Street. The property owner has expressed his approval of rezoning this to C-2.

No public comments were received.

IT WAS MOVED BY CADWALLADER and seconded by CARNEY to recommend to the City Council the rezoning of 318 and 312 E. Main Street from Industrial to C2.

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

3. Site Plan Review – First Baptist Church. Shawn Bowne of Bowne Construction Corporation submitted a site plan and application to build a 60' x 140' recreation building on their parcel located at 2275 W. Main Street.

IT WAS MOVED BY CADWALLADER and seconded by CARNEY to approve the site plan review at 2275 West Main Street with 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. The applicant shall provide building occupancy figures to ensure compliance with the parking standards found in the Zoning Ordinance.
4. The proposed site plan shall be adjusted to comply with the 25' setback requirement from the C-3 district. The simplest way to accommodate this would be to adjust the location of the building to the west by about 8 feet.
5. If cross-access easements to adjoining properties are desired by the Planning Commission, it should be a condition of approval.

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

8. COMMISSIONERS COMMENTS. None.

IT WAS MOVED BY CADWALLADER to adjourn at 7:35 p.m.

DATE:

APPROVED:

Shannon Hanley, Chair

Susan S. Ullery, Deputy City Clerk