# OFFICIAL PROCEEDINGS OF THE

# PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE CITY OF LOWELL, MICHIGAN FOR THE REGULAR MEETING OF MONDAY, JANUARY 12, 2015, AT 7:00 P.M.

## 1. <u>CALL TO ORDER: PLEDGE OF ALLEGIANCE, ROLL CALL</u>

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 Dave Cadwallader, Kelly Carney, John Gerard, Jim Hall, Shannon

Hanley, Jim Salzwedel and James Zandstra.

Absent: None.

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

#### 2. ELECTION OF OFFICERS

#### A. CHAIR

IT WAS MOVED BY HALL and seconded by CADWALLADER to nominate Shannon Hanley as Chair for the Lowell Planning-Citizen Advisory Commission.

No further nominations were made.

IT WAS MOVED BY GERARD and seconded by SALZWEDEL to nominate Shannon Hanley as Chair for the Lowell Planning-Citizen Advisory Commission.

YES: 7. NO: 0. ABSENT: 0. MOTION CARRIED.

The meeting was turned over to Chair Hanley.

# B. <u>VICE CHAIR</u>

IT WAS MOVED BY SALZWEDEL and seconded by HALL to nominate Dave Cadwallader as Vice Chair for the Lowell Planning-Citizen Advisory Commission.

YES: 7. NO: 0. ABSENT: 0. MOTION CARRIED.

3. **REVIEW AND ADOPTION OF PLANNING COMMISSION RULES OF PROCEDURE**. The Commission reviewed the Rules of Procedure were reviewed.

IT WAS MOVED BY CADWALLADER and seconded by CARNEY to adopt the Rules of Procedure as corrected.

YES: 7. NO: 0. ABSENT: 0. MOTION CARRIED.

<u>APPR</u>	OVE 2	015 MI	EETING D	ATES.				. Idaming Cin_con/idancer, Commission	
IT W	AS MOV	ED BY	Y GERARD	and seco	onded by CA	ADWALLA	DER to	approve the 2015 meeting dates	
YES:	7.		NO:	0.	ABSEN	T:	0.	MOTION CARRIED.	
<u>APPR</u>	OVAL	OF AC	GENDA.						
IT W	AS MOV	ED BY	Y HALL and	d seconde	d by SALZ	WEDEL to	approve	e the agenda as presented.	
YES:	7.		NO:	0.	ABSEN	Т:	0.	MOTION CARRIED.	
<u>APPR</u>	OVAL	OF TI	HE MINU	TES OF	THE REG	ULAR ME	ETING	G OF DECEMBER 8, 2014.	
				onded by	SALZWEI	OEL that th	e minute	es of the December 8, 2014	
YES:	7.		NO:	0.	ABSEN	T:	0.	MOTION CARRIED.	
PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA. No comments were received.									
OLD	BUSIN	<u>ESS</u>							
Α.	<u>Public Hearing – Mixed Use</u> . Williams and Works Planner Andy Moore explained this is a public hearing for a zoning amendment to adopt the language for the Mixed Use District but also to rezone the properties to Mixed Use. The version of the amendment being presented is unchanged from what was previously reviewed.								
explained the City has a master plan. There is a long range plan to create these mixed use dis downtown edge. The Planning Commission has been going through the process of identifying where they would actually write language and then rezone them as mixed use. There is one								create these mixed use districts gh the process of identifying are mixed use. There is one	as
		1	ned mixed u	se means	allowing a p	property own	ner to us	se one parcel for multiple	
			r Salzwedel	questione	d building l	neight. How	ve stated	building height will remain at 40	)
	City C	ouncil t	the adoption				-		
	YES:	7.	N	Э:	0.	ABSENT:	0.	MOTION CARRIED.	
	IT WAYES:  APPR IT WAYES:  APPR IT WAYES:  APPR IT WAYES:  PUBLAGEN OLD	IT WAS MOVEYES: 7.  APPROVAL IT WAS MOVEYES: 7.  APPROVAL IT WAS MOVEMEETING be approved by the provened what we was a second control of the provened by the p	IT WAS MOVED BY YES: 7.  APPROVAL OF AC IT WAS MOVED BY YES: 7.  APPROVAL OF TH IT WAS MOVED BY meeting be approved YES: 7.  PUBLIC COMMENTAGENDA. No common output be a common output b	IT WAS MOVED BY GERARD YES: 7. NO:  APPROVAL OF AGENDA.  IT WAS MOVED BY HALL and YES: 7. NO:  APPROVAL OF THE MINUT IT WAS MOVED BY HALL see meeting be approved as written.  YES: 7. NO:  PUBLIC COMMENTS AND OAGENDA. No comments were recommended by the aring for a zoning ament the properties to Mixed U what was previously review what was previously review Kelly Holst of 517 E. Mai explained the City has a ment downtown edge. The Plawhere they would actually particular request where a Moore explained mixed upurposes.  Commissioner Salzwedel feet for now.  IT WAS MOVED BY CACITY COUNTY OF THE PLAY OF	YES: 7. NO: 0.  APPROVAL OF AGENDA.  IT WAS MOVED BY HALL and seconded YES: 7. NO: 0.  APPROVAL OF THE MINUTES OF YES: 7. NO: 0.  PUBLIC COMMENTS AND COMMUNAGENDA. No comments were received.  OLD BUSINESS  A. Public Hearing — Mixed Use. Willish hearing for a zoning amendment to the properties to Mixed Use. The what was previously reviewed.  Kelly Holst of 517 E. Main question explained the City has a master plant downtown edge. The Planning Cowhere they would actually write lant particular request where a parcel of Moore explained mixed use means purposes.  Commissioner Salzwedel questioned feet for now.  IT WAS MOVED BY CADWALL City Council the adoption of the last properties to Mixed Use.	IT WAS MOVED BY GERARD and seconded by CAYES: 7. NO: 0. ABSENTAPPROVAL OF AGENDA.  IT WAS MOVED BY HALL and seconded by SALZYYES: 7. NO: 0. ABSENTAPPROVAL OF THE MINUTES OF THE REGISTRY WAS MOVED BY HALL seconded by SALZWEIN meeting be approved as written.  YES: 7. NO: 0. ABSENTAPPROVAL COMMENTS AND COMMUNICATION AGENDA. No comments were received.  OLD BUSINESS  A. Public Hearing — Mixed Use. Williams and Work hearing for a zoning amendment to adopt the latter properties to Mixed Use. The version of the what was previously reviewed.  Kelly Holst of 517 E. Main questioned the reast explained the City has a master plan. There is a downtown edge. 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ABSENT:  APPROVAL OF THE MINUTES OF THE REGULAR ME IT WAS MOVED BY HALL seconded by SALZWEDEL that th meeting be approved as written.  YES: 7. NO: 0. ABSENT:  PUBLIC COMMENTS AND COMMUNICATIONS CONC AGENDA. No comments were received.  OLD BUSINESS  A. Public Hearing – Mixed Use. Williams and Works Planner hearing for a zoning amendment to adopt the language for the properties to Mixed Use. The version of the amendment what was previously reviewed.  Kelly Holst of 517 E. Main questioned the reason for the c explained the City has a master plan. There is a long range downtown edge. The Planning Commission has been goin where they would actually write language and then rezone particular request where a parcel of property has been pure  Moore explained mixed use means allowing a property ow purposes.  Commissioner Salzwedel questioned building height. How feet for now.  IT WAS MOVED BY CADWALLADER and seconded be City Council the adoption of the language for the Mixed U properties to Mixed Use.	TT WAS MOVED BY GERARD and seconded by CADWALLADER to YES: 7. NO: 0. ABSENT: 0.  APPROVAL OF AGENDA.  IT WAS MOVED BY HALL and seconded by SALZWEDEL to approve YES: 7. NO: 0. ABSENT: 0.  APPROVAL OF THE MINUTES OF THE REGULAR MEETING IT WAS MOVED BY HALL seconded by SALZWEDEL that the minute meeting be approved as written.  YES: 7. NO: 0. ABSENT: 0.  PUBLIC COMMENTS AND COMMUNICATIONS CONCERNIA AGENDA. No comments were received.  OLD BUSINESS  A. Public Hearing – Mixed Use. Williams and Works Planner Andy Mearing for a zoning amendment to adopt the language for the Mix the properties to Mixed Use. The version of the amendment being what was previously reviewed.  Kelly Holst of 517 E. Main questioned the reason for the change. explained the City has a master plan. There is a long range plan to downtown edge. The Planning Commission has been going through where they would actually write language and then rezone them as particular request where a parcel of property has been purchased, whose explained mixed use means allowing a property owner to us purposes.  Commissioner Salzwedel questioned building height. Howe stated feet for now.  IT WAS MOVED BY CADWALLADER and seconded by ZANI City Council the adoption of the language for the Mixed Use Distriproperties to Mixed Use.	IT WAS MOVED BY GERARD and seconded by CADWALLADER to approve the 2015 meeting dates  YES: 7. NO: 0. ABSENT: 0. MOTION CARRIED.  APPROVAL OF AGENDA.  IT WAS MOVED BY HALL and seconded by SALZWEDEL to approve the agenda as presented.  YES: 7. NO: 0. ABSENT: 0. MOTION CARRIED.  APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF DECEMBER 8, 2014.  IT WAS MOVED BY HALL seconded by SALZWEDEL that the minutes of the December 8, 2014 meeting be approved as written.  YES: 7. NO: 0. ABSENT: 0. MOTION CARRIED.  PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA. No comments were received.  OLD BUSINESS  A. Public Hearing — Mixed Use. Williams and Works Planner Andy Moore explained this is a public hearing for a zoning amendment to adopt the language for the Mixed Use District but also to rezor the properties to Mixed Use. The version of the amendment being presented is unchanged from what was previously reviewed.  Kelly Holst of 517 E. Main questioned the reason for the change. City Manager Mark Howe explained the City has a master plan. There is a long range plan to create these mixed use districts downtown edge. The Planning Commission has been going through the process of identifying area where they would actually write language and then rezone them as mixed use. There is one particular request where a parcel of property has been purchased, with the possibility of mixed use.  Moore explained mixed use means allowing a property owner to use one parcel for multiple purposes.  Commissioner Salzwedel questioned building height. Howe stated building height will remain at 46 feet for now.  IT WAS MOVED BY CADWALLADER and seconded by ZANDSTRA to recommend to the City Council the adoption of the language for the Mixed Use District and to rezone the proposed properties to Mixed Use.

Review Summary of Dimensional Regulations. City Manager Howe wanted the Planning

Commission to continue to review and provide possible recommendations.

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### 9. <u>NEW BUSINESS</u>

- a. <u>Planning and Zoning Essentials Training.</u> Williams and Works Planner Andy Moore presented a power point presentation regarding planning and zoning essentials.
- b. <u>Priorities 2015.</u> The Planning Commission reviewed the Planning Commission Goals/Ideas for 2015 as well as reviewing their goals from 2014.
- 10. **STAFF REPORT.** City Manager Howe referred to the South Monroe parking lot project which is the lot behind the old Moose Building. The Planning Commission will being reviewing some site plans and parking issues in the future. Also, Unity School has been purchased by a developer. Currently, the developer is considering whether to keep or demolish the large building. Howe also noted the building at the corner of Main Street and Valley Vista has been demolished in order to make the property more desirable for purchase.
- 11. **COMMISSIONERS COMMENTS.** Commissioner Salzwedel congratulated Chair Hanley and Vice Chair Cadwallader on a second term as Chair and Vice Chair.

IT WAS MOVED BY CADWALLADER to adjourn at 8:30 p.m.

DATE:	APPROVED:
Shannon Hanley, Chair	Susan S. Ullery, Deputy City Clerk