

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, DECEMBER 14, 2015, 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 Shannon Hanley and the Pledge of Allegiance was recited.

Present: Commissioners Dave Cadwallader, Kelli Carney, James Zandstra, John Gerard, Jim Salzwedel, Alan Teelander and Chair Shannon Hanley.

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

3. APPROVAL OF AGENDA.

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

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

4. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF NOVEMBER 9, 2015.

IT WAS MOVED BY CADWALLADER and seconded by GERARD that the minutes of the November 9, 2015 meeting be approved as written.

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

5. PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA. No comments were received.

6. OLD BUSINESS

No old business to report.

7. NEW BUSINESS

a. Approval of 2016 Meeting Dates.

IT WAS MOVED BY SALZWEDEL and seconded by CARNEY to approve the meeting dates set for 2016.

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

- b. Zoning Ordinance - Breweries. Andy Moore of Williams and Works explained the proposed zoning amendment would allow for a brewery/winery in the City. This amendment is proposed because there is an individual interested in opening a small brewing facility in the City, and currently there is nothing in the Zoning Ordinance that sufficiently addresses or regulates this land use.

A public hearing was scheduled for January, 2016 to discuss such changes to the ordinance.

- c. Zoning Changes for Grand Rapids Gravel. Moore presented a memo that summarized the steps the City must take before Grand Rapids Gravel can apply for the necessary special land use permit to extract natural resources from their property located at 2104 Bowes Street SE. Grand Rapids Gravel has expressed an interest in mining the property to create a pond, and eventually to construct a residential development adjacent to it.

The extraction of natural resources is permitted with special land use approval in the SR Suburban Residential district and in the FP Floodplain district. According to the Zoning Map, the Grand Rapids Gravel property is split-zoned, with the northern portion of the property zoned Industrial and the southern portion zoned Floodplain. Mining is not permitted in the Industrial district, but it is permitted as a special land use in the Floodplain district.

Further discussion can be held during the January, 2016 meeting with a possible public hearing in February, 2016.

- 8. **STAFF REPORT.** No comments were received.
- 9. **COMMISSIONERS COMMENTS.** No comments were received.

IT WAS MOVED BY CADWALLADER and seconded by CARNEY to adjourn at 8:01 p.m.

DATE:

APPROVED:

Shannon Hanley, Chair

Susan S. Ullery, City Clerk