

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, FEBRUARY 8, 2016, 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 City Clerk Susan Ullery and the Pledge of Allegiance was recited.

Present: Commissioners Jim Salzwedel, Alan Teelander, Kelli Carney and Chair James Zandstra.

Absent: Dave Cadwallader and John Gerard

Also Present: Interim City Manager David Pasquale, City Clerk Susan Ullery and Andy Moore from Williams & Works

2. **EXCUSE OF ABSENCES.**

IT WAS MOVED BY SALZWEDEL and seconded by CARNEY to excuse the absences of Dave Cadwallader and John Gerard.

YES: 4. NO: 0. ABSENT: 2. MOTION CARRIED.

3. **APPROVAL OF AGENDA.**

IT WAS MOVED BY TEELANDER and seconded by SALZWEDEL to approve the agenda as presented.

YES: 4. NO: 0. ABSENT: 2. MOTION CARRIED.

4. **APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF JANUARY 11, 2016.**

IT WAS MOVED BY TEELANDER seconded by SALZWEDEL that the minutes of the January 11, 2016 meeting be approved as written.

YES: 4. NO: 0. ABSENT: 2. MOTION CARRIED.

5. **PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA.**

No comments were received.

6. **OLD BUSINESS.**

a. Zoning Changes for Grand Rapids Gravel – Further Discussion.

Andy Williams from Williams & Works went over the proposed zoning changes and explained why these changes were necessary. It is necessary for the Commission to establish a public hearing for the March 14, 2016 meeting.

IT WAS MOVED BY TEELANDER seconded by SALZWEDEL to set a public hearing for March 14, 2016 Planning Commission meeting.

YES: 4. NO: 0. ABSENT: 2. MOTION CARRIED.

b. 2016 Goals/Priorities.

The following items were discussed by the Commission and Andy Moore.

1. Master Plan – due for an update in 2017.
2. What is considered to be a hard surface?
3. Lot Coverage Standards/Nonconforming Lots – very strict – specifically in the C3 District
4. Consider Accessory Dwellings in certain districts (R-2 and R-3)
5. Requirements for parking spaces – possible thoughts to a new formula based on “area populations”.
6. Comprehensive review of ordinance

7. **NEW BUSINESS.**

a. New Union Brewery Site Plan and Special Land Use Review.

Tyler Velting submitted an application for site plan review and special land use approval to open a brewery at 400 West Main Street.

IT WAS MOVED BY SALZWEDEL and seconded by CARNEY to move forward with the proposal so long as it incorporated the standards of Section 17.04A and 17.04DD as well as meet the following conditions noted below.

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 and the site shall at all times comply with local standards and ordinances.
4. Any proposed signage or lighting must be reviewed and approved by the Zoning Enforcement Officer prior to construction/placement of such signage or lighting.
5. The Planning Commission may set hours of operation on the tasting room, if desired.
6. The Planning Commission accepts the proposed parking configuration as proposed. However, if the Zoning Enforcement Officer or other agent of the City determines that the parking is insufficient, the applicant shall be required to construct the deferred parking area. Prior to

construction of such deferred parking, the applicant shall provide an easement or other written agreement, in a form acceptable to the City, which authorizes construction and use of the deferred parking area for the winery/brewery. A permit shall be required for the construction of the deferred parking lot, and all standards of Chapter 19 shall apply.

- 7. The Planning Commission considers the lot and building to be legally nonconforming. Expansion of the facility in such a way that increases the degree of nonconformance is not permitted.
- 8. Any other conditions deemed necessary by the Planning Commission.

YES: 4. NO: 0. ABSENT: 2. MOTION CARRIED.

8. **STAFF REPORT.**

There was nothing to report.

9. **COMMISSIONERS COMMENTS.**

Commissioner Carney stated that she will be resigning from the Planning Commission.

IT WAS MOVED BY SALZWEDEL and seconded by CARNEY to adjourn at 7:50 p.m.

DATE:

APPROVED:

James Zandstra, Chair

Susan S. Ullery, City Clerk