

**OFFICIAL PROCEEDINGS  
OF THE  
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE  
CITY OF LOWELL, MICHIGAN  
FOR THE REGULAR MEETING OF  
MONDAY, MAY 9, 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 Dave Cadwallader, Marty Chambers, Jim Salzwedel and Alan Teelander.

Absent: Chair James Zandstra and Commissioner John Gerard.

Also Present: Interim City Manager David Pasquale, City Clerk Susan Ullery, Andy Moore from Williams & Works, Councilmember Jim Hodges and Bruce Barker.

2. **APPROVAL OF ABSENCES.**

IT WAS MOVED BY SALZWEDEL and seconded by TEELANDER to approve the absences of James Zandstra and John Gerard.

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

3. **APPROVAL OF AGENDA.**

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

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

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

IT WAS MOVED BY TEELANDER and seconded by CHAMBERS that the minutes of the April 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. **NEW BUSINESS.**

a. Site Plan Review – DJT Properties LLC/1120 W. Main Street.

Andy Moore provided an update on the property where the Dollar Tree is located. Representatives from the Dollar Tree have submitted an application to amend their site plan that was approved by

the Planning Commission in May 2013. Specifically, they are requesting that the Planning Commission eliminate a condition of approval that requires the exiting access from the store to West Street be maintained.

Chris Martin from RJM Design showed the board a map and explained that the easement has never really been used. Neither the potential buyer nor the Dollar Tree want the easement.

IT WAS MOVED BY CHAMBERS and seconded by TEELANDER to approve the amendment of the site plan for the property located at 1120 W. Main Street.

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

7. **OLD BUSINESS.**

a. 2016 Goals/Priorities.

This discussion will be included in item (c) below.

b. Proposed Amendment to the Zoning Ordinance.

Andy Moore presented a new Zoning Map and explained that due to some resident concerns, a new area had been added to the map, entitled River's Edge. Andy explained in detail what changes would be made.

The floor was then opened for public comment.

Kathleen Burmania requested that her property be zoned as Suburban Residential and Rivers Edge, so that she could build on the higher south section of the property. Andy didn't think that would be a problem.

Don Lasby of 226 S. Jefferson asked what was proposed across from his house. Andy stated that it was owned by the City and that nothing was currently proposed. Don then asked about 125 S. Division and stated it should be Suburban Residential and not Multiple Family Residential. Andy had no problem with that either.

City Clerk Sue Ullery then read a letter from Todd Wood from 925 S. Hudson concerning his property. Andy stated that he could make it Suburban Residential.

IT WAS MOVED BY TEELANDER and seconded by SALZWEDEL to close the public hearing.

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

IT WAS MOVED BY SALZWEDEL and seconded by TEELANDER to approve taking these changes to the Council regarding the amendments to the Zoning Ordinance.

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

c. Zoning Ordinance – Audit.

Andy Moore discussed some parts of the city of Lowell Zoning Ordinance that may need reconsideration or revision to help ensure effective land use and development standards to regulate the built environment. He gave a brief evaluation of the current zoning language and highlighted key policy issues and structural elements that may be revised to establish a more comprehensive and defensible document. The audit was completed at the request of the Planning Commission as they look to work on revisions to better serve the residents of the City.

Commissioner Salzwedel suggested that every board member write down their top 3 items within the ordinance that they feel should be looked at and then they'll come together to see what the general consensus is.

8. **STAFF REPORT.**

City Clerk Sue Ullery stated that a new house will be going up in the Highland Hills area.

9. **COMMISSIONERS COMMENTS.**

No further comments.

IT WAS MOVED BY TEELANDER and seconded by CHAMBERS to adjourn at 8:33 p.m.

DATE:

APPROVED:

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James Zandstra, Chair

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Susan S. Ullery, City Clerk