

**OFFICIAL PROCEEDINGS  
OF THE  
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE  
CITY OF LOWELL AND LOWELL AND VERGENNES TOWNSHIP, MICHIGAN  
FOR THE JOINT ANNUAL MEETING OF  
MONDAY, OCTOBER 24, 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 David Cadwallader and the Pledge of Allegiance was recited.

Present: City of Lowell – Jim Hodges, Jim Salzwedel, Marty Chambers, Dave Cadwallader, Bruce Barker, John Gerard, Susan Ullery and Mike Burns.

Lowell Township – Scott Edwards, Mark Batchelor, Dave Simmonds, Tim Clements

Vergennes Township – Robert Rogers, Penny Rosema, Jeanne Vandersloot and Bill Makuski.

2. **APPROVAL OF AGENDA.**

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

Yes. – All. Motion Carried.

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

Yes. – All. Motion Carried.

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

No comments were received.

4. **JOINT DISCUSSION**

**Lowell Township**

Dave Simmonds spoke regarding “home occupation/home based business” within the township. Many businesses are growing and hiring more employees. The township is in the process of establishing “Home Based Business” as a special land use permit within its zoning ordinance. The idea would be to allow this in the more rural areas.

Scott Edwards spoke regarding the sign ordinance and the case that is before the Supreme Court that refers to not being able to regulate content displayed on a sign.

Simmonds stated there is a new PUD development in the township called Stoney Bluff. It is at the corner of Foreman and Alden Nash. The development covers 120 acres and will consist of 216 lots split into 9 phases. Each phase will go through its own approval process. Mark Batchelor added eventually Stoney Bluff will connect to Whispering Hills.

Simmonds mentioned a second PUD development is being constructed off of Alden Nash near the highway called Alden Ridge Estates. This will be built on 30 acres and will allow for 15 homes.

### **Vergennes Township**

Jeanne Vandersloot spoke regarding their new development off of Alden Nash north of Foreman called Harvest Meadows. Phase one will consist of 25 lots. They hope construction will begin in December.

Vandersloot indicated the part of the new noise ordinance that prompted many calls from residents is the target shooting section. The ordinance was put in due to many complaints of both riding loud motorcycles and ATV's and target practice.

Penny Rosema stated there is a new industrial facility that is moving into the Bieri's Industrial Park.

Robert Rogers reminded everyone the fire department needs to know the new street names in new developments and their location before the first house is built.

### **City of Lowell**

Dave Cadwallader stated the Commission has been completing an audit of the zoning ordinance.

Jim Hodges stated the Commission created a mixed use zoning district

## 5. **COMMISSIONERS REMARKS.**

Jim Salzwedel apologized for the bad publicity the townships may have received due to the biodigester issues.

Dave Simmonds noted Lowell Township would be hosting the next joint meeting in October, 2017.

IT WAS MOVED BY SALZWEDEL and seconded by SCOTT to adjourn at 8:12 p.m.

Respectfully submitted by  
Susan Ullery