



301 East Main Street
Lowell, Michigan 49331
Phone (616) 897-8457
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PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
AGENDA
FOR THE REGULAR MEETING OF
MONDAY, DECEMBER 11, 2017 AT 7:00 P.M.
AT THE
LOWELL CITY HALL
CITY COUNCIL CHAMBERS
SECOND FLOOR
301 EAST MAIN STREET

1. CALL TO ORDER: PLEDGE OF ALLEGIANCE, ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS
 - a. November 13, 2017 – Regular Meeting
4. PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA
5. OLD BUSINESS
 - a. None
6. NEW BUSINESS
 - a. Election of Officers and Review and adoption of Planning Commission Rules of Procedure
 - b. 2018 Meeting Dates
 - b. Site Plan Review – Mark Batchelor – 1151 Bowes Road
7. STAFF REPORT
8. COMMISSIONERS REMARKS
9. ADJOURNMENT

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, NOVEMBER 13, 2017, 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 Barker.

Present: Commissioners David Cadwallader, Marty Chambers, Amanda Schrauben, and Chair Barker.

Absent: None.

Also Present: City Clerk Susan Ullery and Williams and Works Planner Andy Moore.

Chair Barker thanked Amanda Schrauben for joining the Planning Commission and welcomed her. Chair Barker also thanked Jim Salzwedel for his service to the Planning Commission and congratulated him on his recent election to the City Council.

2. APPROVAL OF AGENDA.

IT WAS MOVED BY CHAMBERS and seconded by CADWALLADER to move item 6a, Schneider Manor to 5a, and to approve the agenda as amended.

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

3. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING.

IT WAS MOVED BY CHAMBERS and seconded by CADWALLADER to approve the minutes of the October 9, 2017 regular meeting be approved as written.

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

4. PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA.

There were none.

5. OLD BUSINESS

a. Schneider Manor Site Plan Review - 725 Bowes.

Jay Medema with Post Associate Architects stated he is working with Schneider Manor on the project. Medema stated that Schneider Manor is a Lowell Area Housing Authority that operates low income subsidized housing for the residents of Lowell that reside in the Lowell School district.

Medema stated they are looking to add on to their campus an eight to twelve unit structure on the south side of their property on South Pleasant. Medema went on to explain the plans for building the new structure.

Andy Moore of Williams and Works then went through the Site Plan Review Standards with the Commission and answered questions.

IT WAS MOVED BY CADWALLADER and seconded by CHAMBERS to accept the Site Plan of Schneider Manor with the following conditions.

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 shall maintain all required state, federal, and local permits and approvals.
4. The applicant shall comply with the stipulations of the City Fire Department and any other applicable emergency personnel regarding emergency access to the new structure.
5. If additional lighting is proposed, the applicant shall submit lighting details to be reviewed and approved by the City Zoning Enforcement Officer.
6. The applicant shall comply with the stipulations of the Michigan Department of Environmental Quality (MDEQ), Lowell City Engineer and Attorney regarding the required floodplain compensating cut. If the compensating cut is to take place on City property, approval from the Planning Commission, Parks and Recreation Commission and Lowell City Council will be required. A copy of the approved permit and materials shall be submitted to the City.
7. The applicant shall comply with any additional requirements of the City Engineer.
8. The applicant shall provide an additional sidewalk connection near the Bowes Road/Pleasant Avenue intersection.
9. The Planning Commission requires landscaping plan shall provide additional sidewalk to Bowes Road for staff approval.
10. The applicant shall join the three subject parcels (199 S Pleasant, 203 S Pleasant, and 205 S Pleasant) and combine them with the primary parcel located at 725 Bowes Road.

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

b. Short term Rentals.

Andy Moore gave an overview of what short term rentals are and how people are dealing with them. Moore advised the City Council directed the Planning Commission to develop a zoning amendment to address short term rentals as a Special Land Use.

Moore defined Short Term Rentals as the rental or subletting of any dwelling for a term of 30 days or less, but the definition does not include the use of campgrounds, hotel rooms, transitional housing, operated by a non-profit entity, group homes such as nursing homes and adult foster care homes, hospitals, or housing provided by a substance abuse rehabilitation clinic, mental health facility, or other health care related clinic.

Moore then explained the proposed regulations for the Commission and answered any questions they had in reference to short term rentals.

c. Zoning Ordinance Amendments.

Andy Moore gave an overview of the changes to Chapter 22, Administration and Enforcement and the addition of Section 22.02 C.- Zoning Compliance Permits.

Moore also advised that in Section 22.05, it talks about the Zoning Amendments, which pertains to Short Term rentals. Moore also added Section 22.06, Public Hearing and Notice Requirements and Section 22.07, Fees and Applicant Escrow Accounts, which are currently not in the City Ordinance. Moore advised the Public Hearing needs to be held by the Planning Commission as well before going to City Council. Moore advised the Public Hearing could be held on the January 8, 2018 meeting.

6. **NEW BUSINESS.**

a. **Lowell Downtown Placemaking Plan.**

Andy Moore explained the Downtown Placemaking Plan to the Commissioners and answered questions. This plan was completed a couple years ago; however with the transition of a new City Manager, it got lost in the shuffle and did not get adopted.

Moore advised City Manager Mike Burns wants the DDA, Planning Commission and Council to review the plan for further discussion in January or February.

7. **STAFF REPORT**

No comments were provided.

8. **COMMISSIONERS REMARKS**

Chair Barker welcomed Amanda to the Commission.

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

DATE:

APPROVED:

Bruce Barker, Chair

Susan S. Ullery, City Clerk

RULES OF PROCEDURE

1. AUTHORITY

These rules of procedures are adopted by the Planning Commission of the City of Lowell, Michigan (hereinafter referred to as the Commission) pursuant to Public Act 33 of Michigan Public Acts of 2008, as amended, and Public Act 267 of 1976, as amended, the Open Meetings Act.

2. OFFICERS

- 2.1 **Selection.** At the January meeting, the Commission shall select from its membership a Chairperson and Vice-Chairperson who shall serve for a twelve month period and who shall be eligible for re-election. The City Clerk, or his/her designee, shall be appointed as the Commission's recording secretary.
- 2.2 **Duties.** The Chairperson shall preside at all meetings and shall conduct all meetings in accordance with the rules provided herein. The Vice-Chairperson shall act in the capacity of the Chairperson in the absence of the Chairperson and shall succeed to the office of Chairperson in the event of a vacancy in that office, in which case the Commission shall select a successor to the office of Vice-Chairperson at the earliest practicable time. The recording secretary shall be responsible for the preparation of minutes, keeping of pertinent public records, delivering communications, petitions, reports, and related items of business of the Commission, issuing notices of public hearing, and performing related administrative duties to assure efficient and informed Commission operations. In the event the recording secretary is absent, the Chairperson or acting chairpersons shall appoint a temporary recording secretary for such meeting.
- 2.3 **Tenure.** The officers shall take office immediately following their election. They shall hold their office for a term of one year, or until their successors are elected and assume office.

3. MEETINGS

- 3.1 **Meeting Notices.** All meetings shall be posted at the Lowell City Hall according to the Open Meetings Act. The notice shall include the date and time of the meeting.
- 3.2 **Regular Meeting.** Regular meetings of the Commission shall be held in the Lowell City Hall or other designated facility on the second Monday of each month. All meetings, unless otherwise specified, shall convene at 7:00 p.m. The dates and times shall be posted at the Lowell City Hall and a notice should be published in accordance with the Open Meetings Act. Any changes in the date or time of the regular meetings shall be posted and noticed in the same manner as originally established. When a regular meeting date falls on or near a legal holiday, the Commission shall select suitable alternate dates in the same month, in accordance with the Open Meetings Act.
- 3.3 **Special Meetings.** A special meeting may be called by two members of the Planning Commission upon written request to the recording secretary or by the

Chairperson. The business which the Planning Commission may perform shall be conducted at a public meeting of the Planning Commission held in compliance with the Open Meetings Act. Public Notice of the time, date, and place of the special meeting shall be given in a manner as required by the Open Meetings Act, and the recording secretary shall deliver written notice of a special meeting to commission members not less than 48 hours in advance of the meeting.

- 3.4 ***Quorum.*** In order for the Commission to conduct business or take any official action, a quorum consisting of the majority of the voting members of the Commission shall be present. When a quorum is not present, no official action, except for closing of the meeting may take place. The members of the Commission may discuss matters of interest, but can take no action until the next regular or special meeting. All public hearings without a quorum shall be rescheduled for the next regular or special meeting and no additional public notice is required provided the date, time and place is announced at the meeting.

- 3.5 ***Hearings.*** Hearings shall be scheduled and due notice given in accordance with the provisions of the acts and ordinances cited in Section 1.

Public hearings conducted by the Planning Commission shall be run in an orderly and timely fashion. Anyone wishing to address the Commission shall use a microphone connected to the recording system. The following procedure shall be used for all public hearings:

- (1) Explanation of request as received by community.
- (2) Review and recommendation by planner/professionals.
- (3) Comments and explanations by applicant.
- (4) Questions by Commission.
- (5) Responses by professionals and/or applicant.
- (6) Opening of hearing for public comments.
- (7) Close hearing to public comments.
- (8) Consideration of action by Commission.

All comments shall be addressed to the Chairperson. Each person will be given an opportunity to be heard; second comments will not be permitted until every person has had the chance to speak for the first time. In the interest of fairness to the public, statements shall be made as concise as possible. The Chairperson reserves the right to terminate a presentation or ask for a summation if comments become excessively repetitive or stray from the issues at hand. For large hearings, a time limit may be established.

- 3.6 ***Motions.*** Motions shall be stated by the Chairperson before a vote is taken. The name of the maker and seconders of the motions shall be recorded.

- 3.7 ***Voting.*** An affirmative vote of the majority of the Commission present shall be required for the approval of any requested action or motion placed before the Commission. Voting shall ordinarily be voice vote, provided however that a roll call vote shall be required if requested by any Commission member or directed by the Chairperson. All members of the Commission including the Chairperson shall vote on all matters, but the Chairperson shall vote last in a roll call vote. Any member

may abstain from voting only if that person has a bonafide conflict of interest as recognized by the majority of the remaining members of the Commission. Any members abstaining from a vote shall not participate in the discussion of that item.

- 3.8 ***Order of Business.*** A Written agenda for all regular meetings shall be prepared as follows. The order of business shall be:

1. Call to Order; Pledge of Allegiance; Roll call of Commissioners
2. Approval of Agenda
3. Approval of Minutes
4. Public Comment and Communications Concerning Items Not on the Agenda
5. Old Business
6. New Business
7. Staff Reports
8. Commissioners Remarks
9. Adjournment

A written agenda for special meetings shall be prepared and followed, however the form above shall not be necessary.

- 3.9 ***Rules of Order.*** All meetings of the Commission shall be conducted in accordance with generally accepted parliamentary procedure, as governed by the current edition of Robert's Rules of Order.

- 3.10 ***Notice of Decision.*** A written notice containing the decision of the Planning Commission will be sent to petitioners and originators of a request.

4. MINUTES

- 4.1 Commission minutes shall be prepared by the recording secretary. The minutes shall contain a brief synopsis of the meeting including a complete restatement of all motions and recording of votes; complete statement of the conditions or recommendations made on any action and recording of attendance. All communications, actions and resolutions shall be attached to the minutes. The official records shall be annually deposited with the City Clerk.

5. OPEN MEETINGS AND FREEDOM OF INFORMATION PROVISIONS

- 5.1 All meetings of the Commission shall be opened to the public and held in a place available to the general public.
- 5.2 All deliberations and decisions of the Commission shall be made at a meeting open to the public except those permitted to be conducted in closed session by the Open Meetings Act.
- 5.3 A person shall be permitted to address a hearing of the Commission under the rules established in subsection 3.5, and to address the Commission concerning non-hearing matters under the rules established in Section 3.8 to the extent that they are applicable.

- 5.4 A person shall not be excluded from a meeting of the Commission except for breach of the peace committed at the meeting.
- 5.5 All records, files, publications, correspondence, and other materials are available to the public for reading, copying, and other purposes as governed by the Freedom of Information Act.

6. **AMENDMENTS**

These Rules of Procedure may be amended by the Commission by a concurring vote pursuant to subsection 3.7, during any regular meeting, provided that all members have received an advance copy of the proposed amendments at least seven (7) days prior to the meeting at which such amendments are to be considered.

Updated and Adopted: January 11, 2016
Adopted: May 13, 1996



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2018 PLANNING-CITIZEN ADVISORY COMMISSION MEETING DATES
7:00 P.M.
CITY COUNCIL CHAMBERS – SECOND FLOOR

January	8	July	9
February	12	August	13
March	12	September	10
April	9	October	8
May	14	November	12
June	11	December	10 (Work Session)

williams&works

engineers | surveyors | planners

MEMORANDUM

To: City of Lowell Planning Commission
Date: December 5, 2017
From: Andy Moore, AICP
Nathan Mehmed
RE: 1151 Bowes Road – Site Plan Review

Mr. Mark Batchelor has submitted an application for site plan review for the construction of an addition to an existing office building located at 1151 Bowes Road. The purpose of this memorandum is to review the request pursuant to the City of Lowell Zoning Ordinance.

Background

The subject property has an area of approximately 12,208 square feet and is located at 1151 Bowes Road. The applicant is seeking to construct a 16'x40' addition to the west elevation of an existing office building on the subject property, which is zoned C3, General Business district. Office buildings are permitted by right in the C3, General Business zoning district.

Site Plan Review

Dimensional Requirements. The proposed building addition does not meet the 35' front yard setback requirement as specified in Section 12.04, as measured from the right-of-way line. However, Section 4.04, C, permits the use of the average setback line of neighboring existing buildings within three hundred feet of the proposed building if it is less than required. There are two buildings within three hundred feet of the proposed addition, including the existing building on the subject property. The existing building on the subject property is located approximately 21' from the right-of-way line, and the existing house to the east is also located approximately 21' from the right-of-way line. The building addition is proposed to be located approximately 21' from the right-of-way line; thus, the front yard setback requirement is met. Furthermore, all other dimensional requirements have been met.

Lighting. The site plan does not indicate whether or not new lighting fixtures would be installed. If new lighting fixtures are proposed, the applicant should provide lighting details that comply with Section 4.24.

Parking. The applicant is proposing 10 total parking spaces on the subject property. Section 19.07 of the Zoning Ordinance requires business and professional offices to provide one parking space per 300 square feet of gross floor area. The existing building is approximately 1,296 square feet and the proposed building addition is 640 square feet requiring a total of seven parking spaces. Therefore, the parking requirements are satisfied.

Landscaping. The applicant has not submitted any landscaping details for the site. Section 4.26, E, 2, of the Zoning Ordinance requires landscaping in the front yard of properties in the C-3 district consisting of a minimum of one canopy tree and three deciduous shrubs for each 30 feet of lot width. The property has approximately 110' of lot width along Bowes Road, which would require three canopy trees and 11 shrubs. The front yard currently contains two canopy trees and a variety of bushes and garden plants. Section 4.26, B, permits the City to modify the requirements of Section 4.26 when it finds that existing landscaping will meet the intent of the Section. The Planning Commission should determine whether existing landscaping is sufficient.

Signage. The applicant does not appear to be proposing any additional signage at the site. If any additional signage is desired, the applicant should obtain a sign permit from the City and comply with Chapter 20. This can be addressed as a condition of approval.

Site Plan Review Standards

Section 18.09 of the Zoning Ordinance sets forth six standards that must be utilized by the Planning Commission in reviewing site plans. Those standards, along with our remarks, are below:

- A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site shall be planned to take into account topography, size of the property, the uses on adjoining property, and the relationship and size of buildings to the site. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this ordinance.

Remarks: The proposed building addition is an expansion of an existing building and is generally of a similar character to the building to which it will be attached. The subject property also abuts additional commercial zoning to the north, east, and west. The Planning Commission may find that this standard is met.

- B. Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation shall be provided for ingress/egress points and within the site. Drives, streets, and other circulation routes shall be designed to promote safe and efficient traffic operations within the site and at ingress/egress points.

Remarks: The applicant is not proposing any additional points of vehicular ingress or egress or significant changes to vehicular interior circulation patterns. An existing sidewalk crosses the frontage of the property on Bowes Road. The Planning Commission has required some recent applicants to make a sidewalk connection to the front entrance of the building. The Planning Commission should discuss this and otherwise may find that this standard is met.

- C. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area shall be planned to provide a safe and efficient circulation system for traffic within the City of Lowell.

Remarks: The applicant is not proposing any additional points of ingress and egress or changes to connections to adjacent streets. An existing sidewalk crosses the frontage of the property on Bowes Road. The Planning Commission may find that this standard is met.

- D. Removal or alteration of significant natural features shall be restricted to those areas, which are reasonably necessary to develop the site in accordance with the requirements of this ordinance. The planning commission requires that approved landscaping, buffers, and/or greenbelts be continuously maintained to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.

Remarks: The subject property is void of any significant natural features and is currently occupied by an existing building. The Planning Commission may address this as a condition of approval.

- E. Satisfactory assurance shall be provided that the requirements of all other applicable ordinances, codes, and requirements of the City of Lowell will be met.

Remarks: This may be addressed as a condition of approval.

- F. The general purposes and spirit of this ordinance and the Comprehensive Plan of the City of Lowell shall be maintained.

Remarks: The Master Plan indicates that the subject property is located within the "Mixed Use" future land use designation. According to the Master Plan, "while new development in Mixed Use areas need not occur in main street style buildings, mixed use areas should still be pedestrian oriented. In order to accomplish this, new buildings in mixed use areas should be located close to a street, with on-street parking provided on the street." Given the existing conditions of the site and the relatively minor modification to the building, we believe that the project maintains the overall purpose and spirit of the zoning ordinance and master plan.

Recommendation

At the December 11th meeting, the Planning Commission should discuss the site and consider comments from the applicant and public, if any. It is our recommendation that the Planning Commission approve the request, subject to the following conditions, along with any others deemed necessary:

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 shall maintain all required state, federal, and local permits and approvals.

4. The applicant shall comply with the stipulations of the City Fire Department and any other applicable emergency personnel regarding emergency access to the building addition.
5. If additional lighting is proposed, the applicant shall submit lighting details to be reviewed and approved by the City Zoning Enforcement Officer.

As always, please feel free to contact us if there are additional questions or comments.

Request Number: _____

Filing Fee: _____



301 East Main Street
Lowell, Michigan 49331
Phone (616) 897-8457
Fax (616) 897-4085

APPLICATION FOR SITE PLAN REVIEW

- All drawings must be sealed by an architect, engineer or surveyor unless waived by the Zoning Administrator.
- 15 copies of the site plan must be submitted to the City Manager's office no later than three weeks before the Planning Commission meeting to allow adequate staff review.
- The Planning Commission meets the second Monday of the month at 7:00 p.m. where plans are approved, rejected or modified.
- Preliminary plans may be presented for Planning Commission comment, but no final approval is given until all required conditions are met.
- After approval, public works and building permits must be secured before construction may commence.

1. Street Address and/or Location of Request: 1151 Bowes Rd, Lowell, MI 49331
2. Parcel Identification Number (Tax I.D. No.): #41-20-03-478-031
3. Applicant's Name: Mark Batchelor Phone Number 616-293-2581
Address: 2775 Tyler Trail Lowell MI 49331
Street City State Zip
Fax Number 616-897-8880 Email Address Archbuildingrest@aol.com
4. Are You: ☒ Property Owner ☐ Owner's Agent ☐ Contract Purchaser ☐ Option Holder
5. Applicant is being represented by: " Phone Number "
Address: Same as applicants
6. Present Zoning of Parcel Commercial(C3) Present Use of Parcel Office Space
7. Description of proposed development (attach additional materials if needed):
Pole Barn type built attached building 16'x40' on the
West Side of existing building.

The facts presented above are true and correct to the best of my knowledge.

Signature: Mark Batchelor Date: 10/17/17

Type or Print Your Name Here: MARK Batchelor

Property Owner Approval: As owner, I hereby authorize the submittal of this application and agree to abide by any decision made in response to it. Mark Batchelor Mark Batchelor 10/17/17
Owner Date

The following 16 points make up the **CHECKLIST** of required information needed on the drawing for final plan approval (unless specifically waived by the Planning Commission). Please go over this **CHECKLIST** with the City Manager and Zoning Administrator before presenting to the Planning Commission.

- | | INITIAL |
|---|--------------------------|
| 1. Date, north arrow and scale (not more than 1" = 100', supplementary site plans at a 1" = 50' or larger scale are encouraged) | _____ |
| 2. A city locational sketch | _____ |
| 3. Legal description and City address of the subject property | _____ |
| 4. The size in acres or square feet of the subject property | _____ |
| 5. All lot and/or property lines with dimensions, including building setback lines | _____ |
| 6. The location of all existing structures within one hundred (100) feet of the subject property's boundary | _____ |
| 7. The location and dimensions of all existing and proposed structures on the subject property | _____ |
| 8. The location and dimensions of all existing and proposed: | |
| ▪ Drives | _____ |
| ▪ curb openings (NOTE: all new openings onto M-21 (Main Street) must receive State Transportation Department approval) | _____ |
| ▪ sidewalks | _____ |
| ▪ exterior lighting | _____ |
| ▪ curbing | _____ |
| ▪ parking areas (include and delineate the total number of parking spaces showing dimensions of a typical space) | _____ |
| ▪ unloading areas | _____ |
| ▪ recreation areas | _____ |
| ▪ common use areas | _____ |
| ▪ areas to be conveyed for public use and purpose | _____ |
| 9. The location, pavement width and right-of-way width of abutting roads, alleys or easements | _____ |
| 10. The existing zoning of all properties abutting the subject project | _____ |
| 11. The location of all existing and proposed: | |
| ▪ landscaping and vegetation | _____ |
| ▪ location, height and type of existing and proposed fences and walls | N/A _____ |
| 12. Proposed cost estimates of all site improvements | \$ 20,000.00 _____ |
| 13. Size and location of existing and proposed hydrants and utilities including proposed connections to public sewer or water supply systems | _____ |
| 14. The location and size of septic and drain fields | City water & sewer _____ |
| 15. Contour intervals shown at five (5) foot intervals | _____ |
| 16. FOR RESIDENTIAL DEVELOPMENT , the following information is required (affixed to the drawing): | |
| ▪ Net developable area, in acres or in square feet, defined as all areas that could be developed subtracted by lands used or dedicated for existing easements and rights of way | _____ |
| ▪ The number of dwelling units proposed (by type), including typical floor plans for each type of dwelling | _____ |
| ▪ The number and location of efficiency and one or more bedroom units | _____ |
| ▪ Typical elevation views of the front, side and rear of each type of building | _____ |
| ▪ Dwelling unit density of the site (total number of dwellings / net developable area) | _____ |

2017

<u>Open Date</u>	<u>Close Date</u>	<u>Address</u>	<u>Name/Business</u>	<u>Subject</u>
08/22/2016	02/07/2017	128 S. Monroe	Granite Company	Addition
02/16/2016	01/13/2017	318 E. Main	Big Boiler	Brewery
01/12/2017	01/16/2017	2179 Gee Drive	John Baar	Finish Basement
01/19/2017	01/23/2017	1410 W. Main	John Curtis	Addition
01/26/2017	02/02/2017	1375 Highland Hill	Allen Edwin	New Home
01/26/2017	02/02/2017	1353 Highland Hill	Allen Edwin	New Home
01/24/2017	02/02/2017	315 Sherman	Adam Bassett	Fence
01/18/2017	02/02/2017	200 N. Monroe	Library	Deck
03/10/2017	03/10/2017	1224 Highland Hill	Allen Edwin	New Home
03/10/2017	03/10/2017	1268 Highland Hill	Allen Edwin	New Home
03/23/2017	03/23/2017	140 S. Broadway/149 S. Hudson	King Milling/Phase 1	MCC Building/ Dryer Foundation
04/20/2017	04/21/2017	12080 Gee Drive	Matt and Laura Garrison	Porch Addition
04/21/2017	04/25/2017	312 E. Main	Main St. Dev.	Demo - Garage
04/24/2017	04/24/2017	1376 Highland Hill	Allen Edwin	New Home
04/24/2017	04/24/2017	1365 Highland Hill	Allen Edwin	New Home
04/24/2017	04/24/2017	137 S. West	GH Improvements	Decks (2)/Fence
05/05/2017	05/08/2017	273 Donna	Donald Mullins	Shed
05/05/2017	05/08/2017	186 S. Pleasant	Melood Abugasea	Fence
04/26/2017	05/09/2017	305 High	Kelly St. John	Fence
05/10/2017	05/10/2017	2535 Gee Drive	Howard Barriger	Roof/Siding/Windows
05/10/2017	05/12/2017	925 N. Monroe	Joseph VandenBerg	Fence
05/11/2017	05/16/2017	937 Lincoln Lake	Don Kelly	Fence
05/03/2017	05/22/2017	2350 W. Main	Lake Mi Credit Union	New Construction
05/22/2017	05/23/2017	1335 W. Main Suite B	H&H Management	Remodel
06/08/2017	06/08/2017	109 Riverside	Jeff Altoft	Reroof

04/28/2017	06/12/2017	269 S. Broadway	LYFL	New Scoreboard
05/18/2017	06/13/2017	1347 Highland Hill	Allen Edwin	New Home
06/01/2017	06/13/2017	1370 Highland Hill	Allen Edwin	New Home
06/06/2017	06/19/2017	1238 Highland Hill	Keven Krieger	Deck
06/12/2017	06/20/2017	149 S. Hudson	King Milling	Restroom Renovation
06/16/2017	06/20/2017	704 Lafayette	George Watson	Reroof
06/26/2017	06/26/2017	618 Lincoln Lake	Bob & Elly Bassinger	Remodel
06/20/2017	06/30/2017	1359 Highland Hill	Allen Edwin	New Home
06/20/2017	06/30/2017	1346 Highland Hill	Allen Edwin	New Home
06/30/2017	06/30/2017	318 Lincoln Lake	Casmir Delnick	Fence
06/30/2017	06/30/2017	318 Lincoln Lake	Casmir Delnick	Deck Stairs
06/30/2017	06/30/2017	1364 Highland Hill	Allen Edwin	New Home
06/29/2017	07/17/2017	1218 Highland Hill	Allen Edwin	New Home
07/11/2017	07/18/2017	1352 Highland Hill	Allen Edwin	New Home
07/18/2017	07/18/2017	431 James	Pat Murphy	Reroof
07/18/2017	07/18/2017	516 Howard	Marlene & Tracy Kroft	Shed
07/26/2017	07/26/2017	2535 Gee Drive	Howard Barriger	Remodel
07/19/2017	07/26/2017	1353 Highland Hill	Mark Elve	Deck
07/27/2017	07/27/2017	2186 W. Main	Todd Gillan	Reroof
08/02/2017	08/04/2017	505 W. Main	Mary Harrison	Remodel
07/31/2017	08/04/2017	John Steffens	John Steffens	Reroof
07/24/2017	08/04/2017	125 James	Sable Homes	New Home
07/24/2017	08/04/2017	113 James	Sable Homes	New Home
07/24/2017	08/04/2017	920 High	Sable Homes	New Home
07/18/2017	08/09/2017	1371 Highland Hill	Allen Edwin	New Home
08/16/2017	08/28/2017	1349 Jane Ellen	Jonathan Holmes	Demo/Garage
08/16/2017	08/28/2017	1349 Jane Ellen	Jonathan Holmes	Demo/Garage
07/31/2017	08/29/2017	209 North	Annette Belanger	Fence
09/01/2017	09/07/2017	340 Donna	Vivian Reid	Window expansion

08/30/2017	09/08/2017	1800 W. Main	Key Vista MHP	Fence
09/12/2017	09/13/2017	106 W. Main	Rookies	Front
09/12/2017	09/12/2017	818 Grindle	Donald Lafler	Steel Roof
09/21/2017	09/21/2017	113 Riverwalk Plaza	City of Lowell	Renovation
09/19/2017	09/25/2017	212 N. Broadway	Mike Hale	Front Porch
09/22/2017	09/25/2017	620 High	Marilyn Wert	Lean - Too
10/04/2017	10/04/2017	312 E. Main	Greg Canfield	Demo
10/04/2017	10/10/2017	523 Amity	Patrick Hays	Egress windows
08/31/2017	10/12/2017	2001 W. Main	Admiral/Marathon	New Signs
08/31/2017	10/13/2017	2222 W. Main	Admiral/Marathon	New Signs
10/12/2017	10/13/2017	520 N. Monroe	Ron Janowski	Fence
09/18/2017	10/20/2017	1301 Bowes	Wolverine Water	Addition
10/19/2017	10/20/2017	823 Avery	Pat Bailey	Addition
11/02/2017	11/02/2017	2175 W. Main	Ada/Lowell Theater	New flooring etc.
11/14/2017	11/14/2017	2051 Bowes	AT&T	Tower Upgrades