



301 East Main Street
Lowell, Michigan 49331
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PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
AGENDA
FOR THE REGULAR MEETING OF
MONDAY, AUGUST 13, 2018 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. July 9, 2018 – Regular Meeting
4. PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA
5. OLD BUSINESS
6. NEW BUSINESS
 - a. Winick – Site Plan Review – Ada-Lowell Self Storage LLC
 - b. Residential Zoning Districts Review - Updated
7. STAFF REPORT
8. COMMISSIONERS REMARKS
9. ADJOURNMENT

Request Number: _____

Filing Fee: _____



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pd \$1,100.00
ck # 1524-
8/2/18 Sgh

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: ~~7027~~ 2075 Bowes Rd.
2. Parcel Identification Number (Tax I.D. No.): #41-20- 03-385-022
3. Applicant's Name: Mike Winick Phone Number 616-648-4307
Address: 7027 Camelback Dr. NE Rockford, MI 49341
Street City State Zip
Fax Number _____ Email Address mikewinick@msn.com
4. Are You: ☒ Property Owner ☐ Owner's Agent ☐ Contract Purchaser ☐ Option Holder
5. Applicant is being represented by: Mike Winick Phone Number _____
Address: _____
6. Present Zoning of Parcel LT Industrial Present Use of Parcel Storage/Warehouse
7. Description of proposed development (attach additional materials if needed):
Add 10' to Building #4 of 4th and Final Phase
10' width moving drive 10' to the West of Current
plan.

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

Signature: [Signature] Date: _____

Type or Print Your Name Here: Mike Winick

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.

[Signature]
Owner

Date

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, JULY 9, 2018 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 Bruce Barker.

Present: Commissioners David Cadwallader, Marty Chambers, Tony Ellis, Amanda Schrauben, Colin Plank, Kelly Breimayer and Chair Bruce Barker.

Absent: None.

Also Present: City Manager Mike Burns, City Clerk Susan Ullery and Andy Moore with Williams & Works.

2. APPROVAL OF AGENDA.

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

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

3. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING.

IT WAS MOVED BY CHAMBERS and seconded by PLANK to approve the minutes of the June 11, 2018 regular meeting as written.

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

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

There was none.

5. NEW BUSINESS.

a. King Milling – Site Plan Review

Jim Doyle spoke regarding the site plan for King Milling. Kendall Beck with Roosien & Associates explained the DEQ Permit and that it has been submitted and spoke in regards to the issues they are addressing such as storm water, contamination, landscaping and site lighting.

Andy Moore with William & Works spoke regarding their review of the site plan.

Section 18.09 of the Zoning Ordinance sets forth six standards that must be utilized by the Planning Commission in reviewing the site plan. Those standards, along with the 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

ROLL CALL: COMMISSIONER BREIMAYER, COMMISSIONER CADWALLADER, COMMISSIONER CHAMBERS, COMMISSIONER ELLIS AND COMMISSIONER PLANK, COMMISSIONER SCHRAUBEN, AND CHAIR BARKER.

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

b. Zoning Ordinance Amendments

Andy Moore with William & Works spoke regarding the amendments to the Zoning Ordinance and suggested the following revisions to be considered.

1. District Standards (Chapters 5-13, 16, and 16A). In all districts, the Planning Commission could Review setbacks, lot coverage requirements, permitted and special land uses, and other standards. As noted in the audit, some lot coverage standards are ambiguous and in some cases, Unrealistic and overly restrictive. Further, there are occasional instances where we question required minimum setbacks, particularly in older neighborhoods.

Moore suggested that these chapters be reviewed in sections so the Commission is not overwhelmed with work and that the Commission focus on the different zoning districts separately.

2. Site Plan Review. The Planning Commission can also review Chapter 18 pertaining to site plan Review, however this chapter does not need many amendments.
3. Definitions. Following completed amendments of the above-noted chapters, the Commission should thoroughly review the definitions to ensure that all land uses and other key terms are clearly defined.

Chair Barker suggested the commissioners have the next discussion in August, start with Chapters 5-13, have Andy Moore bring the first work up of changes and see how far they get and continue from there.

6. STAFF REPORT.

There was none.

7. COMMISSIONERS REMARKS.

Chair Barker welcomed Kelly Breimayer.

8. ADJOURNMENT.

IT WAS MOVED BY CHAMBERS and seconded by CADWALLADER to adjourn at 7:54.

Chair Bruce Barker

City Clerk Susan Ullery

williams&works

engineers | surveyors | planners

MEMORANDUM

To: City of Lowell Planning Commission
Date: August 9, 2018
From: Andy Moore, AICP
Whitney Newberry
RE: **Winick Site Plan Review**

Mr. Mike Winick has submitted an application for a site plan review for the construction of an additional storage building at his property located at 2075 Bowes SE. The purpose of this memorandum is to review the application pursuant to Section 18.06 of the Township Zoning Ordinance.

Background. The subject property is approximately 3.35 acres in area and can be access via Bowes Road. The parcel is currently in the Light Industrial district and contains three 1-story metal frame self-storage buildings. The final phase of construction on this site proposes a fourth 1-story metal frame self-storage building. The applicant is requesting that an additional 10 feet be added to this fourth building and that the 10-foot-wide driveway be located 10 feet to the west of the current plan. The entire site (including the fourth building) was approved several years ago, but due to the proposed enlargement of this final building, review by the Planning Commission is required per Section 18.09 of the Zoning Ordinance.

SITE PLAN REVIEW

1. Dimensional Requirements. The property meets the minimum lot area and width requirements for the L-I District outlined in Section 12A.04. It also meets the 20-foot minimum for a side abutting other Districts. With the 10-foot addition to the proposed fourth building, there are still 47 feet between the side yard edge and the proposed fourth building.
2. Building Height. The applicant has indicated that the building will be one (1) story. Because the maximum building height in the L-I district is 40 feet according to Section 12A.04, this requirement will be met.
3. Lot Coverage. Section 12A.04 permits a maximum lot coverage of 60% in the L-I District, including building and parking areas. This requirement will still be met with the additional 10 feet added onto the proposed building.
4. Parking. Due to the type of use on this site, there are no proposed parking spaces.
5. Storm Drainage. A retention pond is located on the front of the site to provide storm water drainage.

6. Exterior lighting. There is no proposed exterior lighting on the site.
7. Signage. There is no proposed signage not attached to the building on this site.

Site Plan Review Standards. To approve a site plan, the Planning Commission must find that the standards listed in Section 18.06 would be met. Following are the standards and our remarks on each:

- 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: Although an additional 10 feet in width is proposed for the fourth building, it is still the same length, height, and material as the existing three buildings. The surrounding use is compatible with the proposed use on this site. The additional building will be located on the west side of the property, by which there is a gravel driveway. Therefore, it will not likely have any additional impacts on adjacent property. 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: There is an existing entrance drive via Bowes Road to access all the self-storage buildings. A 10-foot drive is proposed on both sides of the fourth building. This would be built as an extension to the existing driveways, but the layout would be the same. This provides access to all sides of the storage buildings. Therefore, the Planning Commission 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 fourth building would use the existing drive that currently serves the three current self-storage units. There would be no new construction along Bowes Street that would impact traffic circulation within Lowell. Therefore, the Planning Commission may find this condition 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: There is a thin row of trees on the western border of the subject property that may be impacted by construction of the fourth building. However, there are not any buildings located near the western border of the subject property and it is not adjacent to any residential property. Therefore, these trees are not acting as significant buffers from surrounding use and the Planning Commission may find this condition met.

The applicant may note that according to Section 4.26 (E), property in the I-L District shall have a minimum of one (1) canopy tree and three (3) deciduous shrubs for each thirty (30) feet of lot width, which equates to nine (9) canopy trees and twenty-seven (27) deciduous shrubs. However, because this site was already approved years ago, the Planning Commission may find the current landscaping conditions of the site acceptable.

- 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: Subject to conditions of approval and additional details in the final site plan, it appears that this standard would be met.

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

Remarks: The proposed use is permitted in the Ordinance and the site plan represents the addition of a building almost identical to those which are currently on the site. The addition of 10 feet to the width of the fourth building will be hardly noticeable and the overall project will be identical to previous approval. The site plan appears to be consistent with the City's Master Plan.

Recommendation

At the August 13 meeting, the Planning Commission should listen carefully to comments from the applicant and public regarding the request. Subject to those comments, it is our recommendation that the Planning Commission approve of the site plan, 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 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.

As always, please contact us if there are any questions.

williams&works

engineers | surveyors | planners

MEMORANDUM

To: City of Lowell Planning Commission
Date: August 9, 2018
From: Andy Moore, AICP
Nathan R. Mehmed, AICP
RE: **Residential Zoning Districts Review - Updated**

The purpose of this memorandum is to review and recommend changes to the residential zoning districts and associated land use definitions in the City of Lowell Zoning Ordinance. The following language, organized by chapter, includes additions (highlighted) and deletions (strikethrough) to existing Zoning Ordinance text. For the sake of simplicity, only the sections of each chapter with proposed changes are included. Each chapter includes a narrative explaining the proposed changes.

CHAPTER 2. – DEFINITIONS

Proposed changes include the following:

- *Revision of the definition of “Farm” and additions of definitions for the terms “Farm operation” and “Farm product” for consistency with the Michigan Right to Farm Act (PA 93 of 1981),*
- *Revisions of definitions for day cares, foster cares, elderly care facilities, and similar state-licensed residential care facilities for consistency with applicable Michigan state law,*
- *Compilation of various “public recreation facilities” into single category,*
- *Addition of land use terms used within the zoning district chapters not previously defined.*

Cemetery. One (1) or a combination of more than one (1) of the following: a burial ground for earth interments, a mausoleum for crypt entombments, or a columbarium for the inurnment of cremated remains. For the purposes of this ordinance, a cemetery does not include a crematorium.

Convalescent or nursing home. ~~A structure with sleeping rooms, where persons are housed or lodged and are furnished with meals, nursing and medical care.~~ A facility licensed as a “nursing home” by the State Department of Public Health under Article 17 of the Public Health Code, Act No. 368 of the Public Acts of Michigan of 1978 (MCL 333.2010 et seq., MSA 14.15 (20101) et seq.), as amended. A “nursing home” shall include an extended care facility, hospice, and convalescent home.

Child Care Home

1. Family Child Care Home (1-6 Children). A private home in which one (1), but fewer than seven (7) minor children are received for care and supervision for periods of less than 24 hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage or adoption. Family day care homes include a home in which care is given to an unrelated minor child for more than four (4) weeks during a calendar year.
2. Group Child Care Home (7+ Children). A private home in which more than six (6), but not more than 12 minor children are given care and supervision for periods of less than 24 hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage or adoption. A group day care home includes a home in which care is given to an unrelated minor child for more than four (4) weeks during a calendar year.

~~Family day care home. A private residence in which the operator permanently resides as a member of the household, registered with the Michigan Department of Social Services, in which one (1) but less than seven (7) minor children are given care and supervision for periods of less than twenty-four (24) hours per day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. Family day care home includes a home that gives care to an unrelated minor child for more than four (4) weeks during a calendar year.~~

~~Farm. A contiguous parcel of land of not less than ten (10) acres in area, directly farmed or used for commercial agriculture by the owner-operator, manager, or tenant farmer by his own labor or with assistance of members of his household or hired employees. A farm includes a farm dwelling and accessory buildings necessary for the storage or housing of farm implements, products, or animals, or used for the operation of the farm. Farms may include greenhouses, nurseries, orchards, hatcheries, dairy farms, poultry farms, piggeries, commercial feedlots, apiaries, truck farms, and forestry operations. Fish hatcheries, stockyards, recreation parks, stone quarries, gravel, dirt or sand pits, keeping furbearing animals or game, kennels, stables, riding academies, or mineral extraction, are not considered farm uses. The land, plants, animals, buildings, structures, including ponds used for agricultural or aquacultural activities, machinery, equipment, and other appurtenances used in the commercial production of farm products.~~

Farm Operation. The operation and management of a farm or a condition or activity that occurs at any time as necessary on a farm in connection with the commercial production, harvesting, and storage of farm products, and includes, but is not limited to:

- A. Marketing produce at roadside stands or farm markets.
- B. The generation of noise, odors, dust, fumes, and other associated conditions.
- C. The operation of machinery and equipment necessary for a farm including, but not limited to, irrigation and drainage systems and pumps and on-farm grain dryers, and the

movement of vehicles, machinery, equipment, and farm products and associated inputs necessary for farm operations on the roadway as authorized by the Michigan vehicle code, Act No. 300 of the Public Acts of 1949, being sections 257.1 to 257.923 of the Michigan Compiled Laws.

- D. Field preparation and ground and aerial seeding and spraying.
- E. The application of chemical fertilizers or organic materials, conditioners, liming materials, or pesticides.
- F. Use of alternative pest management techniques.
- G. The fencing, feeding, watering, sheltering, transportation, treatment, use, handling and care of farm animals.
- H. The management, storage, transport, utilization, and application of farm by-products, including manure or agricultural wastes.
- I. The conversion from a farm operation activity to other farm operation activities.
- J. The employment and use of labor.

Farm Product. Those plants and animals useful to human beings produced by agriculture and includes, but is not limited to, forages and sod crops, grains and feed crops, field crops, dairy and dairy products, poultry and poultry products, cervidae, livestock, including breeding and grazing, equine, fish, and other aquacultural products, bees and bee products, berries, herbs, fruits, vegetables, flowers, seeds, grasses, nursery stock, trees and tree products, mushrooms, and other similar products, or any other product which incorporates the use of food, feed, fiber, or fur, as determined by the Michigan Department of Agriculture and Rural Development.

Adult Foster Care Facility. a governmental or nongovernmental establishment that provides foster care to adults. Subject to section 26a(1), adult foster care facility includes facilities and foster care family homes for adults who are aged, mentally ill, developmentally disabled, or physically disabled who require supervision on an ongoing basis but who do not require continuous nursing care. Adult foster care facility does not include any of the following:

- A. A nursing home licensed under article 17 of the public health code, 1978 PA 368, MCL 333.20101 to 333.22260.
- B. A home for the aged licensed under article 17 of the public health code, 1978 PA 368, MCL 333.20101 to 333.22260.
- C. A hospital licensed under article 17 of the public health code, 1978 PA 368, MCL 333.20101 to 333.22260.
- D. A hospital for the mentally ill or a facility for the developmentally disabled operated by the department of health and human services under the mental health code, 1974 PA 258, MCL 330.1001 to 330.2106.
- E. A county infirmary operated by a county department of health and human services under section 55 of

- F. the social welfare act, 1939 PA 280, MCL 400.55.
- G. A child caring institution, children's camp, foster family home, or foster family group home licensed or approved under 1973 PA 116, MCL 722.111 to 722.128, if the number of residents who become 18 years of age while residing in the institution, camp, or home does not exceed the following:
 - 1. Two, if the total number of residents is 10 or fewer.
 - 2. Three, if the total number of residents is not less than 11 and not more than 14.
 - 3. Four, if the total number of residents is not less than 15 and not more than 20.
 - 4. Five, if the total number of residents is 21 or more.
- H. A foster family home licensed or approved under 1973 PA 116, MCL 722.111 to 722.128, that has a person who is 18 years of age or older placed in the foster family home under section 5(7) of 1973 PA 116, MCL 722.115.
- I. An establishment commonly described as an alcohol or a substance use disorder rehabilitation center, a residential facility for persons released from or assigned to adult correctional institutions, a maternity home, or a hotel or rooming house that does not provide or offer to provide foster care.
- J. A facility created by 1885 PA 152, MCL 36.1 to 36.12.
- K. An area excluded from the definition of adult foster care facility under section 17(3) of the continuing care community disclosure act, 2014 PA 448, MCL 554.917.

Adult Foster Care Family Home (1-6 Adults). A private residence with the approved capacity to receive 6 or fewer adults to be provided with foster care for 5 or more days a week and for 2 or more consecutive weeks. The adult foster care family home licensee shall be a member of the household, and an occupant of the residence.

Adult Foster Care Small Group Home (1-12 Adults). An adult foster care facility with the approved capacity to receive 12 or fewer adults to be provided with foster care.

Adult Foster Care Large Group Home (13-20 Adults). An adult foster care facility with the approved capacity to receive at least 13 but not more than 20 adults to be provided with foster care.

Group day care home. A private residence in which the operator permanently resides as a member of the household, licensed by the Michigan Department of Social Services, in which more than six (6) but not more than twelve (12) minor children are given care and supervision for periods of less than twenty-four (24) hours per day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. Group day care home includes a home that gives care to unrelated minor children for more than four (4) weeks during a calendar year.

Greenhouse and Nursery. A retail or wholesale business whose principal activity is the display and sales of plants grown on the site within an enclosed building (greenhouse) or outdoors (nursery).

Golf Course. A use consisting of regulation and par 3 golf courses having nine or more holes, and accessory facilities and uses, including driving ranges, clubhouses with bar and restaurant; locker and shower facilities; "pro shops" for on-site sales of golfing equipment and clothing; and golf cart storage facilities.

Public Recreation Facility.

- A. Indoor. A facility providing a variety of indoor recreational opportunities including, but not limited to: gymnasium, swimming pool, tennis, racquetball and/or handball courts, batting cages, and other indoor sports activities. This use includes all not-for-profit organizations chartered to provide community-based recreation services.
- B. Outdoor. A facility providing a variety of outdoor recreational opportunities including, but not limited to: athletic fields, playground equipment, tennis and basketball courts, swimming pools, boat ramps and fishing piers, and areas for passive recreation such as hiking trails, picnic areas and bird blinds. This use includes all not-for-profit organizations chartered to provide community-based recreation services.

Riding Stable. A structure or land use in or on which equines are kept for sale or hire to the public. Breeding, boarding, or training equines may also be conducted.

Roadside Stand. An accessory structure for the seasonal retail sale of products grown on the site only, with no space for customers within the structure itself.

CHAPTER 5. – SR – SUBURBAN RESIDENTIAL DISTRICT

The following proposed changes include the elimination of references to the Master Plan in Section 5.01, adjustments to the schedule of uses based on edits made to the definitions above as well as zoning best practices, and the elimination of a duplicate row in the table of Section 5.04. References to the Master Plan are proposed for removal to provide flexibility to the description and purpose statement and eliminate any future inconsistencies should the Master Plan be updated and a zoning plan created.

SECTION 5.01. - DESCRIPTION AND PURPOSE.

This district, ~~compatible with the Low Density Single Family Future Land Use Category of the Master Plan,~~ is intended for residential uses on lots that are generally larger than those found in more developed areas of the city. The purpose of this district is to foster an open space character of the lands within this district, minimizing public service costs, limiting urban influence, and preserving natural features. Certain compatible, nonresidential uses may also be permitted within the district.

SECTION 5.02. – USES PERMITTED BY RIGHT.

Land and/or buildings in the R-1 District may be used for the following purposes as uses permitted by right:

- A. ~~Farms for both general and specialized farming, together with farm dwellings and buildings and other installations useful to such farms, and farm operations, including roadside stands. with less than two hundred (200) square feet of sales area.~~
- B. Single-family dwellings.
- C. ~~State licensed residential family care facilities, but not including state licensed residential facilities caring for four (4) or less minors.~~ Adult foster care family homes and adult foster care small group homes
- D. Family child care homes. (1-6 children)
- E. Home occupations in accordance with the requirements of section 4.11.
- F. ~~Public parks, playgrounds, fairgrounds,~~ Public outdoor recreation facilities
- G. Cemeteries.
- H. Accessory buildings, structures and uses customarily incidental to any of the above uses permitted by right, or special land uses.
- I. ~~Single family dwellings otherwise meeting the requirements of this chapter permitted in accordance with the requirements of chapter 23 hereof.~~

SECTION 5.03. – SPECIAL LAND USES.

Land and/or buildings in the SR District may be used for the following purposes following review by the planning commission as a special land use as regulated by Chapter 17:

- A. Country clubs, golf courses, riding stables, and private athletic grounds and parks, and other similar uses, including related uses, such as snack bars or small retail shops selling goods directly related to the primary use.
- B. Commercial greenhouses and nurseries, when operated primarily as wholesaling operations and limited retail sales.
- C. Removal and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources.
- D. Kennels.
- E. Radio and television transmitting buildings and towers.
- F. Bed and breakfast establishments.
- G. Institutional uses including schools, churches, libraries, and community center buildings, and other similar uses.
- H. Funeral homes and mortuary establishments.
- I. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.
- J. ~~Group and commercial day care homes and facilities.~~ Group child care homes (7-12 children)

SECTION 5.04. - DISTRICT REGULATIONS.

No building or structure, nor the enlargement of any building or structure, shall be hereafter erected unless the following requirements are met and maintained in connection with such building, structure, or enlargement.

Minimum front yard setback	30 feet
Minimum side yard setback	Residential Buildings - 20 feet total/8 feet minimum Non-residential Building – 30 feet
Non-residential Buildings	30 feet
Minimum rear yard setback	35 feet
Maximum building height	35 feet or 2½ stories
Maximum Lot coverage	35%
Minimum lot area	23,000 square feet
Minimum lot width	125 feet
Minimum dwelling unit floor area	1,500 square feet DFA

CHAPTER 6. – R-1 RESIDENTIAL DISTRICT

The following proposed changes include the elimination of references to the Master Plan in Section 6.01 and adjustments to the schedule of uses based on edits made to the definitions chapter above as well as zoning best practices. References to the Master Plan are proposed for removal to provide flexibility to the description and purpose statement and eliminate any future inconsistencies should the Master Plan be updated and a zoning plan created.

SECTION 6.01. - DESCRIPTION AND PURPOSE.

This district, ~~compatible with the Single Family 1 Future Land Use Category of the Master Plan,~~ is primarily intended for residential uses on moderate sized lots. Its purpose is to foster stable neighborhoods and to minimize the encroachment of incompatible uses. Certain related non-residential uses are also provided.

SECTION 6.02. – USES PERMITTED BY RIGHT.

Land and/or buildings in the R-1 District may be used for the following purposes as uses permitted by right:

- A. Single-family dwellings.
- B. ~~State licensed residential family care facilities, but not including state licensed residential facilities caring for four (4) or less minors.~~ Adult foster care family homes or small group homes
- C. Family day child care homes. (1-6 children)
- D. Home occupations in accordance with the requirements of section 4.11.
- E. ~~Public parks, playgrounds, fairgrounds,~~ Public outdoor recreation facilities
- F. Cemeteries.
- G. Accessory buildings, structures and uses customarily incidental to any of the above uses permitted by right, or special land uses.

SECTION 6.03. – SPECIAL LAND USES.

Land and/or buildings in the R-1 District may be used for the following purposes following review by the planning commission as a special land use as regulated by Chapter 17:

- A. ~~State licensed residential group care facilities.~~ Adult foster care small or medium group homed (7-12 adults)
- B. ~~Group and commercial day care homes and facilities.~~ Family day care homed or group day care home (7-12 children)
- C. Bed and breakfast establishments.
- D. Institutional uses including schools, churches, libraries, and community center buildings, and other similar uses.
- E. Public or private campgrounds.

- F. Funeral homes and mortuary establishments.
- G. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.

SECTION 6.04. - DISTRICT REGULATIONS.

No building or structure, nor the enlargement of any building or structure, shall be hereafter erected unless the following requirements are met and maintained in connection with such building, structure, or enlargement.

Minimum front yard setback	30 feet
Minimum side yard setback	Single-family dwellings - 20 feet total/8 feet minimum Non-residential buildings - 30 feet
Minimum rear yard setback	25 feet
Maximum building height	35 feet or 2½ stories
Maximum lot coverage	35%
Minimum lot area	9,750 square feet
Minimum lot width	75 feet
Minimum dwelling unit floor area	1,500 square feet DFA

CHAPTER 7. – R-2 RESIDENTIAL DISTRICT

The following proposed changes include the elimination of references to the Master Plan in Section 7.01, the addition of descriptive language to provide context to the purpose statement, and adjustments to the schedule of uses based on edits made to the definitions chapter as listed above as well as zoning best practices. References to the Master Plan are proposed for removal to provide flexibility to the description and purpose and eliminate any future inconsistencies should the Master Plan be updated and a zoning plan created. Additionally, we have proposed changes to the front yard setback requirement from 30 to 20 feet to account for existing setback distances observed using Kent County GIS. We have also proposed an increase in lot coverage to better reflect existing and historic conditions.

SECTION 7.01. – DESCRIPTION AND PURPOSE.

This district, ~~compatible with the Single Family 2 Future Land Use Category of the Master Plan,~~ is primarily intended for residential uses and related non-residential uses in traditional neighborhoods with smaller lots. The overall purpose of this district is to provide additional housing opportunities by providing a variety of housing options, including single- and two-family dwellings.

SECTION 7.02. – USES PERMITTED BY RIGHT.

Land and/or buildings in the R-2 District may be used for the following purposes as uses permitted by right:

- A. Single-family dwellings.
- B. Two-family dwellings.
- C. ~~State licensed residential family care facilities, but not including state licensed residential facilities caring for four (4) or less minors.~~ Adult foster care family homes and small group homes
- D. Family child day-care homes. 1-6 children)
- E. Home occupations in accordance with the requirements of section 4.11.
- F. ~~Public parks, playgrounds,~~ Public outdoor recreation facilities
- G. Cemeteries.
- H. Accessory buildings, structures and uses customarily incidental to any of the above uses permitted by right, or special land uses.

SECTION 7.03. – SPECIAL LAND USES.

Land and/or buildings in the R-2 District may be used for the following purposes following review by the planning commission as a special land use as regulated by Chapter 17:

- A. Multiple-family dwellings.

- B. Public or private campgrounds.
- C. Institutional uses including schools, churches, libraries, and community center buildings, and other similar uses.
- D. Funeral homes and mortuary establishments.
- E. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.
- F. Bed and breakfast establishments.
- G. ~~Group and commercial day care homes and facilities.~~ Group day care home (7-12 children)

SECTION 7.04. – DISTRICT REGULATIONS.

No building or structure, nor the enlargement of any building or structure, shall be hereafter erected unless the following requirements are met and maintained in connection with such building, structure, or enlargement.

Minimum front yard setback	30 20 feet
Minimum side yard setback	Single- and two-family dwellings – 15 feet total/6 feet minimum Non-residential buildings – 20 feet Multiple-family dwellings – 20 feet or equal to the height of the building, whichever is greater
Minimum rear yard setback	25 feet
Maximum building height	35 feet or 2½ stories
Maximum Lot coverage	30%-35%
Minimum lot area	Single- and two-family dwellings – 8,200 square feet Multiple-family dwelling – 12,000 square feet for the first 4 units plus 2,500 square feet for each unit over 4. Overall net density shall not exceed six (6) units per acre
Minimum lot width	Single-family dwellings – 66 feet Two-family and multiple-family dwellings – 100 feet
Minimum dwelling unit floor area	Single- and two-family dwellings – 1,000 square feet DFA per unit/700 square feet DFA per unit on the ground floor Multiple-family dwellings – 500 square feet + 150 square feet per bedroom DFA per unit

CHAPTER 8. – R-3 RESIDENTIAL DISTRICT

The following proposed changes include the elimination of references to the Master Plan in Section 8.01 and the addition of descriptive language to provide context to the purpose statement. References to the Master Plan are proposed for removal to provide flexibility to the description and purpose and eliminate any future inconsistencies should the Master Plan be updated and a zoning plan created. Additionally, we have proposed changes to the front yard setback requirement from 30 to 20 feet to account for existing setback distances observed using Kent County GIS. We have also proposed an increase in lot coverage to better reflect existing and historic conditions.

SECTION 8.01. – DESCRIPTION AND PURPOSE.

This district, ~~compatible with the Multiple Family Residential Future Land Use Category and the Downtown Edge Future Land Use of the Master Plan,~~ is intended for medium to high density residential uses and related non-residential uses. The overall purpose of this district is to provide additional housing opportunities by providing a variety of housing options, including single-family, and two-family, and multiple-family dwellings.

SECTION 8.02. – USES PERMITTED BY RIGHT.

Land and/or buildings in the R-3 District may be used for the following purposes as uses permitted by right:

- A. Single-family dwellings.
- B. Two-family dwellings.
- C. Multiple-family dwellings.
- D. ~~State licensed residential family care facilities, but not including state licensed residential facilities caring for four (4) or less minors.~~ Adult foster care family homes and small group homes
- E. Family day care homes. (1-6 children)
- F. Home occupations in accordance with the requirements of section 4.11.
- G. ~~Public parks, playgrounds,~~ Public outdoor recreation facilities
- H. Cemeteries.
- I. Convalescent or nursing homes.
- J. Accessory buildings, structures and uses customarily incidental to any of the above uses permitted by right, or special land uses.

SECTION 8.03. – SPECIAL LAND USES.

Land and/or buildings in the R-3 District may be used for the following purposes following review by the planning commission as a special land use as regulated by Chapter 17:

- A. Public or private campgrounds.

- B. Institutional uses including schools, churches, libraries, and community center buildings, and other similar uses.
- C. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.
- D. Bed and breakfast establishments.
- E. ~~Group and commercial day care homes and facilities.~~ Group child care homes (7-12 children)
- F. Adult foster care large group homes (13-20 adults)

SECTION 8.04. – DISTRICT REGULATIONS.

No building or structure, nor the enlargement of any building or structure, shall be hereafter erected unless the following requirements are met and maintained in connection with such building, structure, or enlargement.

Minimum front yard setback	30 20 feet
Minimum side yard setback	Single- and two-family dwellings – 13 feet total/5 feet minimum Multiple-family dwellings – 20 feet or equal to the height of the building, whichever is greater Non-residential buildings – 20 feet
Minimum rear yard setback	25 feet
Maximum building height	35 feet or 2½ stories
Maximum Lot coverage	30% 35%
Minimum lot area	Single- and two-family dwellings - 8,200 square feet Two-family dwelling - 9,000 square feet Multiple-family dwelling - 12,000 square feet for the first 4 units plus 2,500 square feet for each unit over 4. Overall net density shall not exceed ten units per acre
Minimum lot width	Single-family dwellings - 66 feet Two-family dwellings - 80 feet Multiple-family dwellings – 100 feet
Minimum dwelling unit floor area	Single- and two-family dwellings - 1,000 square feet DFA per unit/700 square feet DFA per unit on the ground floor Multiple-family dwellings - 500 square feet plus 150 square feet per bedroom DFA per unit

CHAPTER 9. – MHP – MANUFACTURED HOME PARK DISTRICT

The following proposed changes include the elimination of references to the Master Plan in Section 9.01. References to the Master Plan are proposed for removal to provide flexibility to the description and purpose and eliminate any future inconsistencies should the Master Plan be updated and a zoning plan created.

SECTION 9.01. - SCOPE.

- A. This district ~~shall be compatible with the Manufactured Housing Future Land Use Category of the Master Plan.~~ **is intended** for the preservation of the interests of various types of residential developments which should be permitted in every community and for the protection to the residents of any manufactured home park development, these regulations are considered to be minimum standards to be applied to all manufactured home park developments in the city.
- B. All manufactured home parks shall comply with the applicable requirements of Act 419 of the Public Acts of Michigan of 1976, as amended, provided further that said developments meet the standards, conditions and all other provisions herein.

CHAPTER 17. – SPECIAL LAND USES

The following proposed changes are made to reflect changes to and additions of land use terms as made in the definitions chapter and zoning district chapters.

SECTION 17.04. – DESIGN SITE STANDARDS

- I. ~~State licensed residential group care facilities.~~ **Group child care home (7-12 adults).**
- J. ~~Group and commercial day care homes and facilities.~~ **Group child care home (7-12 children).**

2018

<u>Open Date</u>	<u>Close Date</u>	<u>Address</u>	<u>Name/Business</u>	<u>Subject</u>
01/09/2018	01/09/2018	2535 Gee Drive	Howard Barriger	Finish Basement
01/30/2018	02/12/2018	219 E. Main	National Park Service	Sign Permit
02/07/2018	02/13/2018	621 E. Main	Lowell Methodist Church	Playground Equip.
02/23/2018	02/23/2018	1001 Heffron	Joe Runstrom	Addition
03/15/2018	03/19/2018	2535 Gee Drive	Howard Barriger	Detached garage
3/28/2018		804 Riverside Dr	Gail VanStee	Fence
04/11/2018	04/11/2018	517 N. Hudson	Philip Hansen	Renovation
04/23/2018	04/23/2018	624 Lafayette	Anne Dimmick	Deck
04/27/2018		610 E Main	Brianna & Jacob Furlong	Fence
05/03/2018		722 N Hudson St	Brent & Hannah Sutterfield	Privacy Fence
05/14/18		152 S. Pleasant	Jasmin Bajric (call him Yas)	New bathroom, windowns and siding
05/14/18		724 Riverside Dr	John Hruska	Privacy Fence
06/01/18	06/01/2018	1359 Highland Hill	Chris Gonzalez	Deck
06/04/2018	06/05/2018	201 N. Washington	Lowell Church of the Nazarene	Front Steps
06/06/2018	06/07/2018	814 Grindle	Jason Winn	Above ground pool
06/04/2018	06/11/2018	721 E. Main	Roman Tapia	Deck
06/01/2018	06/11/2018	350 N. Center	Laurels of Kent	Awning
06/27/2018		609 Lafayette	Rachel Devries	Fence
07/02/2018		1301 Sibley St	Luis Luna	Fence
07/09/2018	07/09/2018	511 Avery	Doris Bishop	Fence
07/03/2018	07/30/2018	512 E. Main	FROM	Demo
08/03/2018		813 N. Monroe	Adam French	Privacy Fence
08/30/2018	08/08/2018	519 E. Main	Alpha Womens Center	Sign