

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, JUNE 11, 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, and Chair Bruce Barker.

Absent: Commissioner Kelly Breimayer.

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

2. APPROVAL OF ABSENCES.

IT WAS MOVED BY CADWALLADER and seconded by CHAMBERS to excuse the absence of Commissioner Kelly Breimayer.

YES: 6. NO: 0. ABSENT: 1. MOTION CARRIED.

3. APPROVAL OF AGENDA.

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

YES: 6. NO: 0. ABSENT: 1. MOTION CARRIED.

4. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING.

IT WAS MOVED BY CHAMBERS and seconded by CADWALLADER to approve the minutes of the May 14, 2018 regular meeting as written.

YES: 6. NO: 0. ABSENT: 1. MOTION CARRIED.

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

There were none.

6. NEW BUSINESS.

a. Public Hearing – R2 Rezoning – 1100 Sibley

Chair Barker opened the public hearing for 1100 Sibley.

Todd B. West stated he is a local builder (Advanced Homes Advanced Building Conceptions) and has been building in the Lowell area for the last 18 years and saw the opportunity to follow through with the City of Lowell's master plan and convert the property to residential housing units. An R2 zoning was requested.

Andy Moore of Williams & Works explained the history on the parcel and that it was previously part of a larger parcel owned by Calvary Christian Reformed Church so it was zoned public facilities (PF). Moore explained Section 22.04 of the Zoning Ordinance governs zoning ordinance amendments, including zoning changes. However, it does not include standards to evaluate a rezoning request; it only outlines the process, but good planning practice typically addresses the following topics, which are as follows:

1. Is the proposed rezoning consistent with the Master Plan?

The 2007 Master Plan, which was recently reviewed by the Planning Commission, indicates that this property is in the Single Family 2 Future Land Use designation. This designation is intended to “correspond to the existing R-2 Zoning District, and permits up to 4.5 dwelling units per acre. Appropriate land uses in Single Family 2 areas are detached single family residential dwelling units and uses that may be compatible with single family dwelling units such as schools, churches, and municipal and civic buildings.”

REMARKS: All the commissioners agreed that these requirements were met.

2. Are any of the potential land uses incompatible with the surrounding neighborhood?

When reviewing a request for rezoning, it is important to note that the change in zoning will allow, by right or by special land use, any use that is permitted in the R-2 Residential District, and that the Planning Commission cannot, on its own, require a certain type of development as a condition of rezoning approval. The R-2 district allows uses that are generally consistent with its single family residential character, such a single- and two-family homes, duplexes, family day cares, parks, and the like. The R-2 zone also permits multi-family dwellings, campgrounds, schools, churches, funeral homes, bed and breakfasts, and group day cares with special land use approval by the Planning Commission.

REMARKS: All the commissioners agreed that these requirements were met.

3. Would the rezoning result in any negative impact to the surrounding area?

The subject property is bordered by an existing R-2 zoned district to the north, east and west, with properties zoned PF to the south and C-3 zoning for parcels directly adjacent to Main Street. The rezoning is a logical extension of the residential neighborhood along Sibley Street and will not likely result in negative impacts to the surrounding area.

REMARKS: All the commissioners agreed that these requirements were met.

IT WAS MOVED BY BARKER and seconded by CHAMBERS to close the public hearing and to approve the proposed rezoning of 1100 Sibley be recommended on to the City Council.

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

YES: 6.

NO: 0.

ABSENT: 1.

MOTION CARRIED.

b. Public Hearing – Chapter 19 and Chapter 20 Revisions.

Chair Barker opened the Public hearing for Chapter 19.

Andy Moore reviewed Chapters 19 and the revisions, no more additional changes.

IT WAS MOVED BY BARKER and seconded by CADWALLADER to close the public hearing.

YES: 6. NO: 0. ABSENT 1. MOTION CARRIED.

IT WAS MOVED BY BARKER and seconded by CADWALLADER to approve the recommendation for the proposed revisions of Chapter 19 and to forward to City Council for adoption and approval.

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

YES: 6. NO: 0. ABSENT: 1. MOTION CARRIED.

Chair Barker opened the Public hearing for Chapter 20.

Andy Moore reviewed Chapters 20 and the revisions, no more additional changes.

IT WAS MOVED BY CHAMBERS and seconded by CADWALLADER to close the public hearing.

IT WAS MOVED BY BARKER and seconded by CHAMBERS to approve the recommendation for the proposed revisions of Chapter 20 to forward to City Council for adoption and approval.

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

YES: 6. NO: 0. ABSENT: 1. MOTION CARRIED.

7. STAFF REPORT.

There were none.

8. COMMISSIONERS REMARKS.

Chair Barker asked Andy Moore to give the Planning Commission a list of the remaining zoning ordinances and definitions yet to go through.

9. ADJOURNMENT.

IT WAS MOVED BY CADWALLADER and seconded by CHAMBERS to adjourn at 7:47.

Chair Bruce Barker

City Clerk Susan Ullery