

**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

not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this ordinance.

REMARKS: All the commissioners agreed this standard has been 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: All the commissioners agreed this standard has been 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: All the commissioners agreed this standard has been 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: All the commissioners agreed this standard has been met.

- 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: All the commissioners agreed this standard has been met.

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

REMARKS: All the commissioners agreed this standard has been met.

IT WAS MOVED BY BARKER and seconded by CADWALLADER to approve the site plan for King Milling at 115 S Broadway Street with the following conditions being met.

1. Prior to issuance of any City permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.
2. The applicant shall maintain all required federal, state and local permits and approvals.
3. The applicant shall comply with the stipulations of the City Fire Department and any other applicable emergency personnel regarding emergency access to the proposed structure.
4. The applicant shall provide additional information outlined in this memorandum for review and approval by the City Engineer and DPW staff.
5. The applicant shall clean up the barren land stretch along the sidewalk on the east side of Broadway and enhance that section with landscaping and greenery to be more attractive.

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