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PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
AGENDA

FOR THE REGULAR MEETING OF
MONDAY, JUNE 10, 2019 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. MAY 13, 2019 – Regular Meeting
4. PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA.

IF YOU WISH TO ADDRESS AN AGENDA ITEM, PUBLIC COMMENT FOR EACH ITEM WILL OCCUR AFTER THE INITIAL INFORMATION IS SHARED ON THE MATTER AND INITIAL DELIBERATIONS BY THE PUBLIC BODY. PUBLIC COMMENT WILL OCCUR BEFORE A VOTE ON THE AGENDA ITEM OCCURS.

5. OLD BUSINESS
6. NEW BUSINESS
 - a. Recreational Marijuana - Ordinance Discussion
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, MAY 13, 2019 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, Amanda Schrauben, Marty Chambers, Colin Plank, and Chair Bruce Barker.

Absent: Commissioner Tony Ellis.

Also Present: Andy Moore with William & Works, Clerk Sue Ullery and City Manager Michael Burns.

2. **APPROVAL OF ABSENCES.**

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

YES: 5. NO: 0. ABSENT: 1. MOTION CARRIED.

3. **APPROVAL OF AGENDA.**

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

YES: 5. NO: 0. ABSENT: 1. MOTION CARRIED.

4. **APPROVAL OF THE MINUTES OF THE PREVIOUS MEETINGS.**

IT WAS MOVED BY CHAMBERS and seconded by CADWALLADER to approve the minutes of the April 08, 2019 regular meeting as written.

YES: 5. NO: 0. ABSENT: 1. MOTION CARRIED.

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

There were no comments.

6. **OLD BUSINESS.**

a. **Airbnb – John Baar – 2179 Gee Drive.**

Andy Moore with Williams & Works reviewed the first year of the Airbnb at 2179 Gee Drive. There have been a few complaints filed but we have checked with the Police Chief and found no violations. John Baar's request for more than 5 parking spaces at the property was denied.

b. **Recreational Marijuana – Ordinance Discussion.**

Andy Moore with Williams & Works went through the memo dated May 6, 2019 which outlined many of the changes and updates they have made to the cities draft recreational marijuana ordinance.

7. **NEW BUSINESS.**

a. **2560 Bowes – Site Plan Review.**

Andy Moore with Williams & Works went through the site plan review for 2560 Bowes Road. Richard Anderson Builders has requested approval of a small utility building located at 2560 Bowes Road. The subject property has an irregular shape with an area of approximately 0.39 acres and is currently zoned I, Industrial. The property is within the Public Facilities district. The building would be used jointly by Lowell Township and Vergennes Broadband. The Zoning Ordinance requires that all buildings and uses except for single-family and two-family residences (and related uses) are subject to site plan review. Due to the quasi-public nature of the facility, there was some debate whether or not site plan review by the Planning Commission was needed. At the previous meeting, the Commission asserted its desire to review the project.

Site Plan Review.

Dimensional Requirements. The lot has an unusual shape and is located on the west side of Bowes Road, just south of Main Street. The building would be located in the southern portion of the property within a utility easement. All applicable setbacks and other dimensional requirements would be met.

Lighting. Lighting is not proposed.

Parking. Parking is not shown on the site plan. There is a parking lot on the Township property to the west, which could also service this building. This should be clarified.

Landscaping. Landscaping is not proposed.

Access. Access is not shown on the site plan. Primary access to the property would likely be derived from the park to the west.

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 are as follows:

- 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 Commission agreed these standards are 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 Commission agreed these standards are 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 Commission agreed these standards are 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 Commission agreed these standards are 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 Commission agreed these standards are met with the exception of having the Fire Department sign off on the project.

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

Remarks: All the Commission agreed these standards are met.

IT WAS MOVED BY CHAMBERS and seconded by CADWALLADER to approve the site plan for 2560 Bowes Road with the following conditions included:

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 Planning Commission is not going to require landscaping on the site.
4. If any lighting is desired, the applicant shall submit lighting details to be reviewed and approved by the City Zoning Enforcement Officer.
5. The applicant shall comply with any requirements from the City's Department of Public Works, City Engineer, Fire Department, or other City officials.

b. Discussion of Acceptable Building Materials.

The Planning Commissioners, Andy Moore with Williams & Works and City Manager Michael Burns discussed the situation of any applicants submitting a plan to build an unconventional home

and whether the Planning Commission should review the building ordinance and the materials that are allowed. It was a general consensus that the building department has enough authority with their building codes to restrict/deny these situations when they come up and as long as the building code is enforceable, we will leave it alone.

8. **STAFF REPORT.**

City Clerk Sue Ullery stated that Commissioner Tony Ellis stated he would like more discussion on projects that are approved. Commissioner decided to keep these updates under staff reports.

City Manager Michael Burns stated that the Unity School developers have submitted another site project and Andy Moore with Williams & Works needs to sit down with them and discuss some things. Moore will keep the Planning Commission updated.

9. **COMMISSIONERS REMARKS.**

Commissioner Chambers stated Saturday morning, May 18, 2019 at 8:00 a.m., Perry Beachum, Marty Chambers and other volunteers will be putting up the fence at the Oakland Cemetery, so if you can help, please come out.

10. **ADJOURNMENT.**

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

DATE:

APPROVED:

Bruce Barker, Chair

Amy Brown, Deputy Clerk

CITY OF LOWELL
KENT COUNTY, MICHIGAN

ORDINANCE NO.

AN ORDINANCE TO AMEND SECTION 2.10, "DEFINITIONS, I" AND SECTION 2.14, "DEFINITIONS, M" OF CHAPTER 2, "DEFINITIONS;" TO AMEND SECTION 12.03, "SPECIAL LAND USES" OF "CHAPTER 12, C-3 – GENERAL BUSINESS DISTRICT;" TO AMEND SECTION 12A.03, "SPECIAL LAND USES," OF CHAPTER 12A, "L-I – LIGHT INDUSTRIAL DISTRICT;" TO AMEND SECTION 13.03, "SPECIAL LAND USES" OF CHAPTER 13, "I - INDUSTRIAL DISTRICT;" TO AMEND SECTION 14A.03, "SPECIAL LAND USES," OF CHAPTER 14A, "RE - RIVER'S EDGE DISTRICT;" AND TO AMEND SECTION 17.03, "SITE DESIGN STANDARDS" OF CHAPTER 17, "SPECIAL LAND USES" OF APPENDIX A, "ZONING," OF THE CODE OF ORDINANCES OF THE CITY OF LOWELL

Councilmember _____, supported by Councilmember _____,

moved the adoption of the following ordinance:

THE CITY OF LOWELL ORDAINS:

Section 1. Amendment of Section 2.10. Section 2.10 of Chapter 2 of Appendix A, "Zoning," of the Code of Ordinances of the City of Lowell is amended to include a new definition, which is inserted in alphabetical order, and which reads as follows:

Industrial hemp. A plant of the genus cannabis and any part of that plant, whether growing or not, with a delta-9 tetrahydrocannabinol concentration that does not exceed 0.3% on a dry-weight basis, or per volume or weight of marihuana-infused product, or the combined percent of delta-9-tetrahydrocannabinol and tetrahydrocannabinolic acid in any part of the plant of the genus cannabis regardless of moisture content.

Section 2. Amendment of Section 2.14. Section 2.14 of Chapter 2 of Appendix A, "Zoning," of the Code of Ordinances of the City of Lowell is amended to include the following new definitions, which are inserted in alphabetical order, and which read as follows:

Marihuana. All parts of the plant of the genus cannabis, growing or not; the seeds of the plant; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds or resin, including marihuana concentrate and marihuana-infused products. For purposes of this ordinance, marihuana does not include:

- A. the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or

- preparation of the mature stalks, except the resin extracted from those stalks, fiber, oil, or cake, or any sterilized seed of the plant that is incapable of germination;
- B. industrial hemp; or
- C. any other ingredient combined with marihuana to prepare topical or oral administrations, food, drink, or other products.

Marihuana accessories. Any equipment, product, material, or combination of equipment, products, or materials, which is specifically designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, ingesting, inhaling, or otherwise introducing marihuana into the human body.

Marihuana concentrate. The resin extracted from any part of the plant of the genus cannabis.

Marihuana establishment. A marihuana grower, marihuana safety compliance facility, marihuana processor, marihuana microbusiness, marihuana retailer, marihuana secure transporter, or any other type of marihuana-related business licensed by the city.

Marihuana grower. A person licensed to cultivate marihuana and sell or otherwise transfer marihuana to marihuana establishments.

Marihuana-infused product. A topical formulation, tincture, beverage, edible substance, or similar product containing marihuana and other ingredients and that is intended for human consumption.

Marihuana Licensee. A person holding a valid license for a recreational marihuana establishment issued by the State of Michigan.

Marihuana microbusiness. A person licensed to cultivate not more than 150 marihuana plants; process and package marihuana; and sell or otherwise transfer marihuana to individuals who are 21 years of age or older or to a marihuana safety compliance facility, but not to other marihuana establishments.

Marihuana processor. A person licensed to obtain marihuana from marihuana establishments; process and package marihuana; and sell or otherwise transfer marihuana to marihuana establishments.

Marihuana retailer. a person licensed to obtain marihuana from marihuana establishments and to sell or otherwise transfer marihuana to marihuana establishments and to individuals who are 21 years of age or older.

Marihuana secure transporter. A person licensed to obtain marihuana from marihuana establishments in order to transport marihuana to marihuana establishments.

Marihuana safety compliance facility. A person licensed to test marihuana, including certification for potency and the presence of contaminants.

Section 3. Amendment of Section 12.03. Section 12.03 of Chapter 12 of Appendix A, "Zoning," of the Code of Ordinances of the City of Lowell is amended to include the following subsection R, which reads as follows:

R. Recreational marihuana establishments.

Section 4. Amendment of Section 12A.03. Section 12A.03 of Chapter 12A of Appendix A, "Zoning," of the Code of Ordinances of the City of Lowell is amended to include the following subsection I, which reads as follows:

I. Recreational marihuana establishments.

Section 5. Amendment of Section 13.03. Section 13.03 of Chapter 13 of Appendix A, "Zoning," of the Code of Ordinances of the City of Lowell is amended to include the following subsection H, which reads as follows:

H. Recreational marihuana establishments.

Section 6. Amendment of Section 14A.03. Section 14A.03 of Chapter 14A of Appendix A, "Zoning," of the Code of Ordinances of the City of Lowell is amended to include the following subsection B, which reads as follows:

B. Recreational marihuana establishments.

Section 7. Amendment of Section 17.04. Section 17.04 of Chapter 17 of Appendix A, "Zoning," of the Code of Ordinances of the City of Lowell is amended to include the following subsection FF, which reads as follows:

FF. Recreational Marihuana Establishment

1. **Purpose and Intent.** The purpose of this section is to protect the public health, safety, and welfare, protect neighborhood character, minimize negative community impacts, and enact effective regulatory and enforcement controls through minimum land use

requirements for marihuana establishments in the city of Lowell. Marihuana establishments, as defined pursuant to Section 3 (h) of the Michigan Regulation and Taxation of Marihuana Act, include a marihuana grower, safety compliance facility, processor, microbusiness, retailer, or a secure transporter.

2. License Required.

- a. In addition to the special land use permit required by this section, a license issued by the city of Lowell pursuant to Chapter ____ of the city of Lowell Code of Ordinances shall be required prior to the approval of any marihuana establishment in the city of Lowell, along with any other licenses or permits required by any other federal, state, or local agency having jurisdiction.
- b. The issuance of a special land use permit pursuant to this section does not create an exception, defense, or immunity to any person in regard to any potential civil or criminal liability.
- c. It shall be unlawful for any person to operate a marihuana establishment in the city without obtaining a license to operate pursuant to the requirements of Chapter ____ of the city of Lowell Code of Ordinances, and a special land use permit pursuant to the requirements of this section.
- d. A separate special land use permit shall be required for each specific business and for each geographic location.

3. Application Requirements. An application for a marihuana establishment special land use shall be accompanied by a site plan pursuant to Section 18.05, along with any additional information necessary to describe the proposed establishment. At a minimum, the following materials shall be submitted as part of an application, in addition to the Site Plan Review application requirements of Section 18.05.

- a. Verification. A signed statement by the applicant indicating the proposed establishment type.
- b. Consent. A notarized statement by the property owner that acknowledges use of the property for a marihuana establishment and agreement to indemnify, defend and hold harmless the city, its officers, elected officials, employees, and insurers, against all liability, claims or demands arising out of, or in connection to, the operation of a marihuana establishment. Written consent shall also include approval of the owner and operator for the city to inspect the establishment at any time during normal business hours to ensure compliance with applicable laws and regulations.
- c. State License. A copy of official paperwork issued by the State of Michigan Department of Licensing and Regulatory Affairs (LARA) indicating that the applicant has successfully completed the application for a state operating license. Copies of all documents submitted to LARA in connection with the initial license application, subsequent renewal applications, or investigations conducted by LARA shall be provided to the city.

4. Additional Site Plan Requirements. In addition to the site plan requirements in Section 18.04, the following information shall also be submitted:
- a. A map, drawn to scale, containing all preschools and K-12 public or private schools near the proposed marihuana establishment location and a 1,000-foot isolation radius drawn around the proposed location to show an appropriate setback distance.
 - b. A narrative describing how the enclosed areas with marihuana have been secured and how permitted individuals will be given access.
 - c. A detailed security plan that addresses several measures of security at the marihuana establishment, such as surveillance methods, access control strategies, maintenance, the licensee's closing procedures after the cessation of business each day, and safety for customers, employees, and neighbors.
 - d. A lighting plan showing the lighting outside of the marihuana establishment for security purposes and compliance with section 4.24 and any other applicable city requirements.
 - e. Existing and proposed building elevations, including building materials, window calculations, descriptions of glass to be used, and other pertinent information that describes building construction or structural alterations.
 - f. A floor plan of the marihuana establishment detailing the locations of the following:
 - i. All entrances and exits to the establishment;
 - ii. The location of any windows, skylights, and roof hatches;
 - iii. The location of all cameras, and their field of view;
 - iv. The location of all alarm inputs (door contacts, motion detectors, duress/hold up devices) and alarm sirens;
 - v. The location of the digital video recorder and alarm control panel, including the location of the off-site storage or network service provider for storage of the required copies of surveillance recordings; and
 - vi. Restricted and public areas.
 - g. The applicant's procedures for accepting delivery of marihuana at the establishment, including procedures for how and where it is received, where it is stored, and how the transaction is recorded.
5. General Provisions. Recreational marihuana establishments shall be subject to the following requirements:
- a. Security.
 - i. All marihuana and marihuana accessories shall be located within an enclosed, locked area, inaccessible on all sides and equipped with locks that permit access only by the licensed operator or their employees, agents of LARA, law

enforcement officers, emergency personnel, and other authorized individuals, as reviewed and approved by the city.

- ii. Marihuana establishments shall use commercial-grade, nonresidential door locks on all points of entry and exit to the permitted premises.
 - iii. Security cameras are required to be installed and operated in marihuana establishments 24 hours per day, 365 days per year, and shall be directed to record only the subject property. Required security cameras may not be directed to public rights-of-way as applicable, except as required to comply with licensing requirements of the State of Michigan.
- b. Separation distances. The distances described in this subsection shall be computed by measuring a straight line from the nearest property line of the land used for the purposes stated in this subsection to the nearest point of establishment on the parcel used as a marihuana establishment. The following minimum-distancing regulations shall apply to all marihuana establishments. A marihuana establishment shall not be located within:
- i. 1,000 feet of a preschool or child care center;
 - ii. 1,000 feet of a public or private K-12 school;
 - iii. 500 feet of property within the C-2, Central Business District.

Exception. The requirements above do not apply if the marihuana establishment was lawfully established prior to the location of a establishment or zoning district specified in items i - iii above.

- c. Odors. The marihuana establishment shall be designed to provide sufficient odor absorbing ventilation and exhaust systems so that any odor generated inside the establishment is not detected outside the building in which it operates, on adjacent public rights-of-way, private road easements, or within other units located within the same building as the establishment if it occupies only a portion of the building. Odors must be controlled and eliminated by the following methods:
- i. The building must be equipped with an activated air scrubbing and carbon filtration system that eliminates all odors prior to leaving the building. Fan(s) must be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) shall be rated for the applicable CFM.
 - ii. Air scrubbing and filtration systems must be maintained in working order and must be in use at all times. Filters must be changed per manufacturers' recommendation to ensure optimal performance.
 - iii. Negative air pressure must be maintained inside the building.
 - 1. At a ratio of 1:4 between the air intake (CFM) and exhaust fan (CFM), or a similar ratio as approved by the Planning Commission.

2. A minimum negative pressure of 0.01" water column relative to the building exterior and to adjacent spaces without product.
 3. A minimum exhaust rate of 0.2 CFM per square foot of floor area or greater.
- iv. Doors and windows must remain closed, except for the minimum time length needed to allow people to ingress or egress the building.
 - v. The Planning Commission may grant an alternative odor control system if a mechanical engineer licensed in the State of Michigan submits a report that sufficiently demonstrates the alternative system will be equal or superior to the air scrubbing and carbon filtration system otherwise required.
- d. The marihuana establishment shall be operated and maintained at all times so that any by-products or waste of any kind shall be properly and lawfully kept and disposed of so as to preclude any risk of harm to the public health, safety, or welfare.
 - e. The marihuana establishment shall not be operated out of a residence or any building used wholly or partially for residential purposes.
 - f. Any portion of the structure where energy usage and heat exceed typical residential use, such as a grow room, and the storage of any chemicals such as herbicides, pesticides, and fertilizers shall be subject to inspection and approval by the Fire Department to insure compliance with applicable fire codes. Any fuel, fertilizer, pesticide, fungicide, rodenticide, herbicide, or other substance toxic to wildlife, children, or pets shall be stored in a secured and locked area and be in compliance with State pesticide laws and regulations.
 - g. A marihuana establishment shall not be operated from a business which also sells alcoholic beverages or tobacco products.
 - h. No drive-through facilities shall be permitted.
 - i. The marihuana establishment shall comply at all times and in all circumstances with the Michigan Regulation and Taxation of Marihuana Act and the Administrative Rules promulgated by the Michigan Department of Licensing and Regulatory Affairs.
 - j. The Planning Commission may require additional landscape buffers or screening beyond what is required in Section 4.26 of the Zoning Ordinance.
 - k. The owner and/or licensee shall maintain clear and adequate records and documentation demonstrating that all cannabis or cannabis products have been obtained from and are provided to other permitted and licensed cannabis operations. The city shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the city upon request.
 - l. All necessary building, electrical, plumbing, and mechanical permits shall be obtained for any portion of the structure which contains electrical wiring, lighting, and/or watering devices that support the cultivation growing or harvesting of marihuana.

- m. In the event of any conflict, the terms of this Ordinance are preempted and the controlling authority shall be the statutory regulations set forth by the MRTMA or the rules adopted by the Board (Michigan Department of Licensing and Regulatory Affairs, "LARA" or "Department") to implement, administer, or enforce the MRTMA.

6. Effect of Permit.

- a. A special land use permit for a marihuana establishment is valid only for the location identified on the license and cannot be transferred to another location within the city without a new application.
- b. A special land use permit does not prohibit prosecution by the federal government of its laws or prosecution by state authorities for violations of the act or other violations not protected by the Michigan Regulation and Taxation of Marihuana Act.
- c. Compliance with city ordinances and state statutes is a condition of maintenance of a special land use permit, and a license may be suspended or revoked pursuant to section 17.02(L) if such ordinances and statutes are violated.
- d. Nothing contained herein is intended to limit the city's ability to prosecute code violations that may have been the cause of the suspension or any other code violations not protected by this the Michigan Regulation and Taxation of Marihuana Act.

7. Violations. Failure to comply with the requirements of this Section shall be considered a violation of the zoning ordinance.

- a. Request for revocation of state operating license. If at any time an authorized establishment violates this Chapter or any other applicable city ordinance, the city may request that LARA revoke or refrain from renewing the establishment's state operating license.
- b. Revocation of Special Land Use approval. Any approval granted for a marihuana establishment may be revoked or suspended automatically for either of the following reasons:
 - i. Revocation or suspension of the licensee's authorization to operate by LARA.
 - ii. A finding by LARA that a rule or regulation has been violated by the licensee. After an automatic revocation of a Special Land Use approval, a new Special Land Use application shall be required for an establishment to commence operation at the same location.
 - iii. Other violations of the zoning ordinance, special land use permit, or conditions imposed thereon by the Planning Commission.

Section 8. Publication. After its adoption, the City Clerk shall publish this ordinance or a summary thereof, as permitted by law, along with its date of adoption in the *Lowell Ledger*, a newspaper of general circulation in the City, at least ten (10) days before its effective date.

Section 9. Effective Date. This ordinance shall take effect ten (10) days after it, or a summary thereof, as permitted by law, along with the date of its adoption, is published in the *Lowell Ledger*, a newspaper of general circulation in the City.

YEAS: Councilmembers _____

NAYS: Councilmembers _____

ABSTAIN: Councilmembers _____

ABSENT: Councilmembers _____

ORDINANCE DECLARED ADOPTED.

Dated: _____

Susan Ullery
City Clerk

CERTIFICATION

I, the undersigned City Clerk of the City of Lowell, Michigan (the "City"), certify that the above ordinance is a true and complete copy of an ordinance adopted at a regular meeting of the Lowell City Council held on _____, 2019, pursuant to notice given in compliance with Act 267 of the Public Acts of Michigan of 1976, as amended, and notice of its adoption, including a summary of its contents and its effective date, was published in the *Lowell Ledger*, on _____, 2019. I further certify that the above ordinance was entered into the Ordinance Book of the City on _____, 2019, and was effective _____, 2019, ten (10) days after publication.

Dated: _____

Susan Ullery
City Clerk

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	
04/09/2018	08/13/2018	930 W. Main	Betten Baker/Pioneer	New Building	
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	06/15/2018	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, windows 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	09/26/2018	609 Lafayette	Rachel Devries	Fence	
06/28/2018	08/13/2018	104 W. Main	Holly Cooper	Sign	
07/02/2018		1301 Sibley St	Luis Luna	Fence	
07/09/2018	11/08/2018	511 Avery	Doris Bishop	Fence	
07/03/2018	07/30/2018	512 E. Main	FROM	Demo	

2019					
Open Date	Close Date	Address	Name/Business	Subject	
01/30/2019	02/05/2019	911 Grindle	Robert & Janet Arbogast	Finish Basement	
03/05/2019		901 Bowes	Compass Rose Developments, LLC	New Home	
02/06/2019		1400 W. Main	Burger King-Roger Franz with Net Lease Development	Restaurant	
03/15/2019	03/15/2019	180 S. Center	Sara Beach	Property improvement- Updating siding on garage, replacing boards on deck and fence	
03/18/2019	03/18/2019	268 Elizabeth Dean	Lou Ann Cole- Nephew doing work John Arnst	New garage	
04/04/2019	04/04/2019	1401 Sibley St	Andrea Catapano	Updating fence, adding gate, cement & 7x7 rubbermaid shed	
04/08/2019		830 N. Washington	Brandon Gessler	Shed	
04/04/2019	04/15/2019	2111 W. Main	Fit Body Boot Camp	Sign	
04/12/2019	04/12/2019	292 Donna Drive	Donna Tyler	Shed	
04/16/2019	04/16/2019	329 N Jefferson	Michael & Jessica Chessen	Fence	
04/12/2019	05/01/2019	206 N. Jackson	Tony Ellis	Pole Barn	
04/29/2019		219 & 238 High Street	Unity School Investors, LLC	Redevelopment of buildings and property	
05/03/2019	05/07/2019	199 Smith Street	Optec Inc.	Fence	
05/15/2019		1219 Laurie Gail	Sarah Kelly-Hometown Builders	Fence	
05/14/2019	05/20/2019	1371 Highland Hill	Rochel Gridley	Deck	
05/14/2019	05/20/2019	1410 W. Main	Midwest Sign-C. Cleaner	Sign	

[illegible]