

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

Absent: Commissioner Kelly Breimayer, Commissioner Colin Plank and Commissioner Tony Ellis.

Also Present: Andy Moore with William & Works, Deputy Clerk Amy Brown.

2. **APPROVAL OF ABSENCES.**

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

YES: 4. NO: 0. ABSENT: 3. MOTION CARRIED.

3. **APPROVAL OF AGENDA.**

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

YES: 4. NO: 0. ABSENT: 3. 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 February 11, 2019 regular meeting as written.

YES: 4. NO: 0. ABSENT: 3. MOTION CARRIED.

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

There were no comments.

6. **OLD BUSINESS.**

a. **Public Hearing – 2560 Bowes Road.**

Chair Barker opened the public hearing.

Andy Moore with Williams & Works went through his review of the request pursuant to the City of Lowell Zoning Ordinance and stated as follows:

The subject property PPN 41-20-03-371-004 has an irregular shape with an area of approximately 0.39 acres. It is located at 2560 Bowes Road and currently zoned I, Industrial. On October 19, 2018, the City

of Lowell opened two bids for the purchase of the subject property, one from Lowell Charter Township and the other from Vergennes Broadband. Previously, Vergennes Broadband discussed their intentions of using the property with the City; however, Lowell Charter Township became interested in the property because of its location adjacent to their new park. While the Township was the highest bidder, the property would become tax exempt through their use. Vergennes Broadband is a for-profit company, so their use would generate revenue for the City. Upon further discussion with both bidders, it was discovered that both bidders do not need to use the entire parcel and a cooperative option was identified for mutual use of the subject property. Therefore, it was recommended that the City sell the subject property to Lowell Charter Township in accordance with Resolution 33-18, which includes two conditions stating that 10 they must enter into a lease agreement with Vergennes Broadband and 20 not detach the property from the City. This Resolution 33-18 was approved by the City Council. In order to accommodate both uses proposed by the bidders, the City of Lowell is requesting to rezone the property from I, Industrial to PF, Public Facilities.

Zoning Review Criteria. Section 22.05 sets forth criteria that must be considered when making a decision on a zoning amendment. These standards are listed below.

1. If the proposed zoning amendment is consistent with the goals, policies, and future land use map of the city's master plan; or, if conditions have changed significantly since the master plan was adopted, if the zoning amendment is consistent with recent development trends in the area;

The Planning Commission conceded that this standard is met.

2. If the zoning amendment is compatible with existing or future land uses in the vicinity; and

The Planning Commission conceded that this standard is met.

3. If the site is capable of accommodating all uses allowed by the zoning change, considering existing or planned public infrastructure, including streets, sanitary sewers, storm water, water, sidewalks, and street lighting.

The Planning Commission conceded that this standard is met.

Chair Barker closed the public hearing.

IT WAS MOVED BY BARKER to recommend approval of the request to the City Council.
ROLL CALL: COMMISSIONER CADWALLADER, COMMISSIONER CHAMBERS,
COMMISSIONER SCHRAUBEN AND CHAIR BARKER.

YES: 4 NO: 0. ABSENT: 3. MOTION CARRIED.

7. **NEW BUSINESS.**

- a. Recreational Marijuana – Ordinance discussion.

Andy Moore with Williams & Works went through the Recreational Marijuana Odor Regulation review and gave some examples of what other Cities have written in their Ordinance regarding this matter. Commissioners conceded they liked the language from the Grand Rapids zoning ordinance and portions of the language from the County of El Dorado California's zoning ordinance to use, slightly modified, when creating our ordinance but most importantly, to have effective results. Moore

stated the next step will be to draft a set of regulations for this including verifying that the zoning districts are feasible and to look at if we need a residential zone buffer.

8. **STAFF REPORT.**

There were no reports.

9. **COMMISSIONERS REMARKS.**

There were no remarks.

10. **ADJOURNMENT.**

IT WAS MOVED BY CADWALLADER and seconded by CHAMBERS to adjourn at 7:42 p.m.

DATE:

APPROVED:

Bruce Barker, Chair

Amy Brown, Deputy Clerk