

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, JULY 08, 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 Tony Ellis, Colin Plank, Michael Gadula, Marty Chambers, David Cadwallader (arrived @ 7:04) and Chair Bruce Barker.

Absent: Commissioner Amanda Schrauben.

Also Present: Andy Moore with William & Works and Lowell City Clerk Sue Ullery.

2. **APPROVAL OF ABSENCES.**

IT WAS MOVED BY CHAMBERS and seconded by BARKER to excuse the absence of Commissioner Amanda Schrauben.

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

3. **APPROVAL OF AGENDA.**

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

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

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

IT WAS MOVED BY BARKER and seconded by PLANK to approve the minutes of the June 10, 2019 Planning Commission regular meeting as amended.

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

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

There were no comments.

6. **OLD BUSINESS.**

None.

7. **NEW BUSINESS.**

a. Riverview Flats- Review

Todd Shaal representing Unity School investors spoke briefly regarding the rezoning of the property and that they would like to make the property that has been an eye sore for 15 years' cool.

Andrew Moore with Williams & Works gave the background information stating the applicant who owns two parcels (219 and 238 High Street), however, only 219 High Street is the subject of this application. The subject property is within the Mixed Use district zoning and a portion of the subject property (219 High Street) is located within the Floodplain Overlay District. The total acreage of 219 High Street is approximately 2.0 acres. The applicant has proposed a condominium project on the subject property, which would include redevelopment of the existing Unity School building and bus garage, known as "Riverview Flats." The applicant is proposing three phases during the project.

The first phase would convert the former bus garage (on the western portion of the site) into 14 residential condominiums. In order to achieve this, the applicant has proposed an additional story to be constructed on top of the building. This first phase would also include the construction of four enclosed private garages for condominium residents. Access to these condominiums is proposed through the construction of private drives from King Street and Monroe Street. This phase is expected to take approximately one year.

Moore continued, the second phase of Riverview Flats would renovate the existing Unity School building into new condominium units. The applicant has indicated that this building will accommodate approximately 16 residential units. A parking lot for these units is proposed on the east side of the school building with access from High Street. A portion of the former Unity School building currently extends into the High Street right-of-way, which is not allowed. However, the applicant has indicated on the site plan that this portion will be removed. The project's third phase would involve the construction of residential units in new buildings on the northeastern corner of the property. There are no buildings presently on this portion of the site. These residential units would be located in two buildings and access would be provided via the private drives from Monroe Street and King Street that were constructed during Phase 1. The applicant has indicated that approximately 14 residential units will be in these buildings comprising Phase III.

Moore then went through the Riverview Flats PUD and reviewed the project in detail. Moore suggested the Planning Commission discuss with the applicant the market force for this type of development. Todd Shaal stated they did their research before they even began the project and currently they have over 30 people on a waiting list for this project in Lowell.

Eric Lundstrum who currently resides at 10300 Downes in Vergennes Township stated he and his wife are interested in moving into the potential Riverview Flats, living right on the river and in downtown Lowell. He feels this area on the Riverwalk it is the heart of Lowell.

Chair Barker requested that the open space section be covered in depth at some point in the process which Moore noted.

Commissioner Chambers suggested they add sidewalk on both sides of the Monroe entrance to the driveway coming in.

Mark Anderson representing Terra Verde spoke regarding the landscaping.

Chris Droveashier who resides at 6800 Flat River Drive in Alto explained the building materials they plan to use on the project buildings.

Kevin Roosien from Roosien & Associates spoke regarding the engineering aspect of the project.

The Planning Commissioners would like Moore to further investigate and work through the parking, floodplain details and the demands on the utilities.

Jerry Zanstra who currently resides at 216 W Main Unit #7 and is one of the Unity School Developers spoke asking to verify that the parking requirements as of right now are acceptable for this development and Moore agreed.

Chair Barker suggested no public hearing but to have Andy Moore with William & Works, bring back a detailed written update on this PUD at the August meeting to send forward to the City Council for approval.

Denice Barker who resides at 901 N. Jefferson stated if it is located in the Historic District, it needs to reflect that look.

b. CBD Oil

Andy Moore with Williams and Works provided an update to the Planning Commission regarding the CBD (Cannabidlol) Oil Sales. He explained the difference between Industrial Hemp vs. Marijuana, increased popularity, current regulations and the implications for Lowell.

8. **STAFF REPORT.**

There were no reports.

9. **COMMISSIONERS REMARKS.**

There were no remarks.

10. **AJOURNMENT.**

IT WAS MOVED BY CADWALLADER and seconded by CHAMBERS to adjourn at 9:02 p.m.

DATE:

APPROVED:

Bruce Barker, Chair

Susan Ullery, Lowell City Clerk