

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, SEPTEMBER 09, 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, Dave Cadwallader, Amanda Schrauben and Chair Bruce Barker.

Absent: None.

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

2. APPROVAL OF AGENDA.

IT WAS MOVED BY CADWALLADER and seconded by PLANK to approve the agenda as amended adding 6b. Advisory of Vaping Facilities.

YES: 7. NO: 0. ABSENT: 0. MOTION CARRIED.

3. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETINGS.

IT WAS MOVED BY CADWALLADER and seconded by CHAMBERS to approve the minutes of the August 12, 2019 Planning Commission regular meeting as written.

YES: 7. NO: 0. ABSENT: 0. MOTION CARRIED.

IT WAS MOVED BY ELLIS and seconded by CADWALLADER to approve the Committee of the Whole Meeting of August 19, 2019 as written.

YES: 7. NO: 0. ABSENT: 0. MOTION CARRIED.

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

There were no comments.

5. OLD BUSINESS.

There was none.

6. NEW BUSINESS.

a. McDonald's Expansion – Site Plan Review.

Ryan Noakes with Progressive AE explained the expansion design and what their intent was, for more storage, a little more seating including a full interior remodel.

Andy Moore with Williams & Works went through the McDonalds Expansion review stating the proposed changes will not significantly alter the character of the use, so a new special land use is not needed. It is still going to be used in the same manner as it was before, it is just a change to the site plan. This is a site plan amendment which will require Planning Commission's approval because they are increasing the area by 18%.

Review Standards. To approve a special land use, the Planning Commission must find that the use satisfies the standards of Section 18.06 for site plan reviews. Following are the standards.

1. 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
2. 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.
3. 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.
4. 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.
5. Satisfactory assurance shall be provided that the requirements of all other applicable ordinances, codes, and requirements of the City of Lowell will be met.
6. The general purposes and spirit of this ordinance and the Comprehensive Plan of the City of Lowell shall be maintained.

REMARKS: All commissioners agreed that all these standards have been met.

IT WAS MOVED BY CADWALLADER and seconded by CHAMBERS to approve the McDonald's Expansion as presented with the following conditions:

1. 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 applicant shall maintain all required federal, state and local permits and approvals.

4. The applicant shall comply with the stipulations of the City Fire Department and any other applicable emergency personnel regarding emergency access to the expanded structure.
5. All lighting will comply with Ordinance standards and not more than 0.5 foot-candles of light will be cast onto adjoining properties.
6. Any modifications to signage on the property shall comply with Chapter 20 of the Zoning Ordinance.

YES: Commissioner Cadwallader, Commissioner Chambers, Commissioner Ellis, Commissioner Gadula, Commissioner Plank, Commissioner Schrauben and Chair Barker.

NO: None.

ABSENT: None.

MOTION CARRIED.

b. Advisory on Vaping - Temporary Ban of new vaping facilities.

Chair Barker discussed with the Commissioners about the harmful effects of vaping and the warning from the Governor and the news.

IT WAS MOVED BY BARKER and seconded by ELLIS that we send an advisory motion to Lowell City Council on a temporary ban of new vaping in the entire City of Lowell based on the current state and federal laws that are being implemented.

YES: Commissioner Cadwallader, Commissioner Chambers, Commissioner Ellis, Commissioner Gadula, Commissioner Plank, Commissioner Schrauben, and Chair Barker.

NO: None.

ABSENT: None.

MOTION CARRIED.

7. **STAFF REPORT.**

There were no reports.

8. **COMMISSIONERS REMARKS.**

Commissioner Cadwallader stated that he would like the city to consider buying boeys for the Flat River near the damn.

Commissioner Gadula thinks the ban on vaping is a great idea.

Commissioner Schrauben requested mini training sessions for the Planning Commissioners with Andy Moore of Williams & Works.

Chair Barker will talk to City Manager Michael Burns and work on a training schedule.

Commissioner Ellis would like to know what the status is on the Showboat. Commissioner Chambers gave him the details of the status of the Showboat, and stated that it is coming in the Spring.

Chair Barker stated Vergennes Township is having their combined City and Townships annual meeting on October 7, 2019 at 7:00 p.m. at Vergennes Township hall.

9. **AJOURNMENT.**

IT WAS MOVED BY CADWALLADER and seconded by ELLIS to adjourn at 7:37 p.m.

DATE:

APPROVED:

Bruce Barker, Chair

Susan Ullery, Lowell City Clerk