

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, JUNE 08, 2020 AT 7:00 P.M.
ZOOM MEETING**

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL.**

The Meeting was called to order at 7:00 p.m. by Chair Barker.

Present: Commissioners Michael Gadula, Marty Chambers, Tony Ellis, Colin Plank, Dave Cadwallader and Chair Bruce Barker.

Absent: Commissioner Amanda Schrauben.

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

2. **EXCUSE OF ABSENCES.**

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

YES: 6. NO: None. ABSENT: 1. MOTION CARRIED.

Chair Barker then made an apology for the error on the Zoom Planning Commission in May that did not allow everyone to get on the call to attend the meeting.

3. **APPROVAL OF AGENDA.**

IT WAS MOVED BY CHAMBERS and seconded by CADWALLADER to approve the agenda as corrected, removing new business.

YES: 6. NO: None. ABSENT: 1. MOTION CARRIED.

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

Andrea Hedrick representing the applicant for 2335 W Main, wanted to comment regarding the concern on the setbacks for the north and west side of that property.

Chair Barker thanked her for taking the time to come and apologized that it is the commissioners policy not to deliberate without reviewing documentation and referred her to the city staff to get her the information she is requesting.

5.. **OLD BUSINESS.**

a. Public Hearing – Lume Special Land Use – 1425 W. Main.

Chair Barker opened the public hearing.

Andy Moore suggested to open public comments since the previous Zoom meeting was not working correctly.

Chair Barker opened it up to public comment.

There were no comments.

Chair Barker closed the public hearing.

IT WAS MOVED BY BARKER and seconded by CADWALLADER to ratify the Lume Special Land Use at 1425 W. Main.

ROLL CALL: COMMISSIONER CADWALLADER, COMMISSIONER CHAMBERS, COMMISSIONER ELLIS, COMMISSIONER GADULA, COMMISSIONER PLANK, AND CHAIR BARKER.

YES: 6 NO: None. ABSENT: 1. MOTION CARRIED.

b. Public Hearing – Rare Special Land Use – 2264 W. Main.

Chair Barker opened the public hearing.
Andy Moore again suggested to open public comments.

John Pickens who is the lead pastor at First Baptist Church at 2275 W. Main expressed his concerns on the marijuana facilities' location, concerned with the church and its programs and the implications from the marijuana facility being near.

Andy Moore then explained the setback restrictions and Chair Barker also explained the process and deliberations the Planning Commission had gone through to determine its current outcome.

Robert Copeland who is an elder at First Baptist Church then expressed his feelings and stated he has seen many kids affected by marijuana and he believes this is a gateway drug.

Chair Barker then closed the public hearing.

IT WAS MOVED BY CHAMBERS and seconded by CADWALLADER to ratify the Rare Special Land Use at 2275 W. Main.

ROLL CALL: COMMISSIONER CADWALLADER, COMMISSIONER CHAMBERS, COMMISSIONER ELLIS, COMMISSIONER GADUALA, COMMISSIONER PLANK AND CHAIR BARKER.

YES: 6 NO: None. ABSENT: 1. MOTION CARRIED.

c. Airbnb Update – 2179 Gee Drive – John Baar.

IT WAS MOVED BY CHAMBERS and seconded by BARKER to ratify the Special Land Use at 2179 Gee Drive as an Airbnb but to keep the number of vehicles at 6 and to review again in May of 2021.

ROLL CALL: COMMISSIONER CADWALLADER, COMMISSIONER CHAMBERS, COMMISSIONER ELLIS, COMMISSIONER GADUALA, COMMISSIONER PLANK AND CHAIR BARKER.

YES: 6 NO: None. ABSENT: 1. MOTION CARRIED.

6. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING.

IT WAS MOVED BY CHAMBERS and seconded by CADWALLADER to approve the minutes of the May 11, 2020 Planning Commission regular meeting as written.

YES: 6. NO: None. ABSENT: 1. MOTION CARRIED.

7. RIVERVIEW FLATS – SITE PLAN AMENDMENT.

Andy Moore of William and Works stated the purpose at this meeting is to have a preliminary. The applicant is planning a substantial change to the layout of Riverview Flats PUD. They are reconfiguring streets and parking. This is going to be a significant change and will need to come back to the Planning Commission next month for a

formal review and then will be recommend to City Council..

Todd Schaal then stated the resolution that we arrived at with the City some time ago has allowed us to improve the design, so we did so. It has allowed us to add more parking, more landscaping, and keep the drive internal. Schaal explained there are still phases and getting close to presenting phase 2.

8. **STAFF REPORT.**

No reports at this time. Andy Moore with Williams and Works stated Planning Commissions definitions can be brought back at the August meeting.

9. **COMMISSIONERS REMARKS.**

Commissioner Chambers stated it feels wonderful to have a real meeting in person.

Chair Barker agreed with Chambers.

10. **ADJOURNMENT.**

IT WAS MOVED BY CADWALLADER and seconded by CHAMBERS to adjourn at 7:31 p.m.

DATE:

APPROVED:

Bruce Barker, Chair

Susan Ullery, Lowell City Clerk