

**OFFICIAL PROCEEDINGS  
OF THE  
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE  
CITY OF LOWELL, MICHIGAN  
FOR THE REGULAR MEETING OF  
MONDAY, SEPTEMBER 14, 2020 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 Barker.

Present: Commissioners Marty Chambers, Michael Gadula, Tony Ellis, Collin Plank, Amanda Schrauben and Chair Bruce Barker.

Absent: Commissioner Cadwallader.

Also Present: Andy Moore with William & Works and Lowell Deputy City Clerk Amy Brown.

2. **EXCUSE OF ABSENCES.**

Commissioner Cadwallader was excused of his absence.

3. **APPROVAL OF AGENDA.**

IT WAS MOVED BY ELLIS and seconded by CHAMBERS to approve the agenda as written.  
YES: 6. NO: None. ABSENT: 1. MOTION CARRIED.

4. **APPROVAL OF MINUTES OF PREVIOUS MEETING.**

IT WAS MOVED BY GADULA and seconded by ELLIS to approve the minutes from the July 13 Regular Planning Commission meeting as written.  
YES: 6. NO: None. ABSENT: 1. MOTION CARRIED.

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

There were no comments.

6. **OLD BUSINESS.**

7. **NEW BUSINESS.**

a. Site Plan Review – 126 S. West Street.

Andy Moore with William & Works reviewed the site plan and application. The subject property is approximately 0.3 acres in the C3 General Business district. The site plan indicates that the building's end use will be a marijuana growing establishment and dispensary (microbusiness); however, the applicant has applied first for site plan approval, and intends to erect the building and apply for the adult use marijuana special land use permit at a future date. Therefore, the marijuana use will not be evaluated in this review; rather, a separate special land use application must be submitted and reviewed to evaluate a marijuana microbusiness use in the proposed building. This site plan review is not intended to authorize any land use; rather, it is intended only to evaluate the merits of the building in relation to the site and surrounding area. Unless a special land use permit is subsequently submitted and approved, the building cannot be occupied for any use other than those permitted by right in the C3 General Business district.

Moore noted this has been a long vacant parcel in this district.

It is worth noting that the site plan shows that the building would be used for “retail” and a majority of the floor area would be used for “warehousing”. While retail is permitted in the C-3 district, warehousing is not. The applicant should be mindful of the land uses that are permitted in C-3 and be prepared to demonstrate compliance with the zoning ordinance if the plans for a microbusiness are not fulfilled.

The applicant has submitted site plan documents for review. Section 18.04 B provides a list of information required for a detailed site plan review unless deemed unnecessary by the zoning enforcement officer. Moore finds that the site plan is generally complete for review; however, there were nine items that yet need to be submitted.

While some of the above items can be considered not pertinent to the application, at a minimum, updated plans should be provided as indicated in Moore’s memo.

Contractor Shawn Bowne of 806 N. Washington explained the applicant wants to get a structure up. The original intent was a microbusiness, however, with all the other businesses of this nature in town, other options are being considered.

Bowne explained the stamped plans would be submitted once he knows exactly what the Planning Commission would like to see.

The Commission reviewed the Site Plan Review Standards.

Chair Barker suggested tabling the site plan until the October Planning Commission meeting until further information can be provided. By general consensus, the Commissioners agreed.

IT WAS MOVED BY CHAMBER and seconded by ELLIS that site plan be tabled until additional information can be provided as follows; parking space dimensions and lot layout, unloading areas, zoning of adjacent properties, landscaping plan, utility information approved by DPW, storm water information and information on the size of water lines, size of the warehouse.

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

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

8. **STAFF REPORT.**

No reports at this time.

9. **COMMISSIONERS REMARKS.**

Commissioner Gadula asked if the joint Planning Commission was going to take place the end of October with Lowell and Vergennes Townships. Sue Ullery will check into this.

Commissioner Chambers commented on the Pink Arrow Drive In event at the Fairgrounds that will take place on September 25, 2020. Volunteers are welcomed.

10. **ADJOURNMENT.**

IT WAS MOVED BY CHAMBERS and seconded by ELLIS to adjourn at 8:01 p.m.

DATE:

APPROVED:

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Bruce Barker, Chair

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Susan Ullery, Lowell City Clerk