

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, OCTOBER 12, 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 Cadwallader, Marty Chambers, Michael Gadula, Tony Ellis, Amanda Schrauben and Chair Bruce Barker.

Absent: Commissioner Plank.

Also Present: City Manager Mike Burns, Mayor Mike DeVore, Andy Moore with William & Works and Lowell Deputy City Clerk Amy Brown.

2. EXCUSE OF ABSENCES.

IT WAS MOVED BY SCHRAUBEN and seconded by CHAMBERS to excuse the absence of Commissioner Plank.
YES: 6. NO: None. ABSENT: 1. MOTION CARRIED.

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 September 14 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.

a. Site Plan Review – 126 S. West Street – Tabled from last meeting.

Andy Moore with Williams and Works explained Klosner Properties LLC, represented by Ryan Klosner, has applied for site plan approval to construct a building at 126 S. West Avenue and ultimately used for a recreational marijuana microbusiness. The applicant's intent is to construct the building and then come back at another time to seek the special land use at a later time.

At the last meeting the Planning Commission felt there were some missing items specifically utilities, landscaping and storm water. They have indicated there is water and sewer at the site, six box elders, which will be placed along West Street near the property line. Also, an engineer has stamped the plans. Also storm water will be handled on the site.

The Commission reviewed the Site Plan Standards had been met with specific conditions noted below.

1. Prior to issuance of any City permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.

2. The applicant shall comply with any requirements from the City's Department of Public Works, City Engineer, Light and Power, or other City officials.
3. The proposed special land use shall comply with all applicable federal, state, and local requirements, and copies of all applicable permits shall be submitted to the City.
4. The applicant shall continually comply with applicable ordinances, codes, and requirements of the City of Lowell.
5. The applicant shall submit an updated site plan containing all site plan items required in Section 18.04 B and identified as missing above unless specifically waived by the zoning enforcement officer.
6. Site landscaping shall comply with the applicable standards of Section 4.26 of the Zoning Ordinance unless specifically modified by the Planning Commission including 6 box elders as well as a fence.
7. Any exterior lighting shall comply with the lighting standards of Section 4.24 and 19.03 C of the Zoning Ordinance.
8. The proposed building shall not be occupied by an use except for those permitted by right in the C-3 General Business district unless special land use approval is received at a future date. A certificate of occupancy for the building shall not be granted until a zoning compliance of special use permit is obtained from the city.
9. The applicant will have to design storm water management facilities and have approval by the City.

IT WAS MOVED BY BARKER and seconded by CHAMBERS to approve the site plan as presented with the nine conditions as listed above.

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

7. **NEW BUSINESS.**

a. Site Plan Review – Special Land Use – Grand Rapids Gravel – Public Hearing.

James Dykema of Grand Rapids Gravel, 2700 28th Street explained they have a piece of property off of Bowes Road. They are looking at having a gravel mining operation there for approximately 10 years with an end result of creating a 22 to 24 acre lake that will be surrounded by condos or single family homes.

Chair Barker explained because of the size of review, the Commission may need to table the issue for review again at the next meeting.

Williams and Works Planner Andy Moore explained the subject property is comprised of four parcels, totaling approximately 63.7 acres in the Industrial and the River's Edge districts. A portion of the property is also within the Floodplain Overlay district. The site is primarily open space; however, two houses and accessory structures are present on the smaller parcels.

Moore reviewed the completeness of the site plan noting the setbacks along with a few other small items. It may be helpful to have a map showing the vegetation of the site as well.

Moore noted if the plan is approved for mining it does not automatically approve the housing development. Near the end of the mining operation, they will need to come back to the Commission for rezoning and approval of the residential development.

The Commission reviewed the Site Development Requirements at length and discussed various ideas.

Moore stated the applicant should provide another site plan at a later meeting showing points mentioned tonight.

The Commission went on to review the Site Plan Review Standard and Special Land Use Review Standards.

At this point the Commission agreed to review the remainder at the next meeting.

A special note was made that the Public Hearing was opened and closed as required.

8. **STAFF REPORT.**

No reports at this time.

9. **COMMISSIONERS REMARKS.**

No comments were received.

10. **ADJOURNMENT.**

IT WAS MOVED BY CHAMBERS and seconded by CHAMBERS to adjourn at 8:46 p.m.

DATE:

APPROVED:

Bruce Barker, Chair

Susan Ullery, Lowell City Clerk