

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, FEBRUARY 08, 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 Bruce Barker.

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

Absent: Commissioners Amanda Schrauben and Marty Chambers.

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

2. **EXCUSE OF ABSENCES.**

IT WAS MOVED BY BARKER and seconded by CADWALLADER to excuse the absences of Commissioners Schrauben and Chambers.

YES: 5. NO: None. ABSENT: 2. MOTION CARRIED.

3. **APPROVAL OF AGENDA.**

IT WAS MOVED BY CADWALLADER and seconded by GADULA to approve the agenda as amended.

YES: 5. NO: None. ABSENT: 2. MOTION CARRIED.

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

IT WAS MOVED BY CADWALLADER and seconded by GADULA to approve the minutes of the January 11, 2021 Planning Commission regular meeting as written.

YES: 5. NO: None. ABSENT: 2. MOTION CARRIED.

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

There were no comments.

6. **OLD BUSINESS.**

a. Annual Report. Commissioner Ellis presented the annual report that he drafted for the City Council. Chair Barker thanked him for his work.

b. Zoning Ordinance - Definitions.

Andy Moore with Williams & Works reviewed the Zoning Ordinance definitions, will prepare to schedule a Public Hearing for the April meeting and then recommend approval to the City Council.

c. Training.

There were no questions from the Commissioners. Chair Barker suggested any future topics or questions be emailed to Andy Moore with Williams Works that can be incorporated into future meetings for discussion.

7. **NEW BUSINESS.**

a. 225 S. Washington – Initial Discussion – Site Plan Review – (Rezone or Text Amendment).

Chris Nelson spoke and explained his idea of using the property as a small engine repair and towing company, leasing the building from Greg Canfield.

Andy Moore explained the problem is that this property is zoned Light Industrial (LI) and towing is not permitted in LI.

After discussion between the Commissioners, Moore was directed to keep the property zoned as Light Industrial, write a text amendment that will permit Nelson Towing Service as a Special Land Use in that district. Then at the next Planning Commission Meeting, there will be a Public Hearing on both the text amendment and a Public hearing and Site Plan Review for Chris Nelson's application. If those are approved by Planning Commission and recommended to go to City Council for approval, there will be a condition added to the Special Land Use approval that it will not become effective until the text amendment is adopted and effective by the City Council.

8. **STAFF REPORT.**

Moore said there are three or four items out there that will be coming to the Planning Commission soon. Also, we may need to clean up the Ordinance regarding temporary tents and structures for outdoor seating etc.

Lowell City Clerk Sue Ullery stated she received two site plan review applications today.

9. **COMMISSIONERS REMARKS.**

Commissioner Ellis asked if his report was alright and Chair Barker said it was.

10. **ADJOURNMENT.**

IT WAS MOVED BY CADWALLADER and seconded by GADULLA to adjourn at 7:46 p.m.

DATE:

APPROVED:

Bruce Barker, Chair

Susan Ullery, Lowell City Clerk