

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, FEBRUARY 14, 2022 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, Amanda Schrauben, Collin Plank, Marty Chambers, Michael Gadula and Chair Bruce Barker.

Absent: Commissioner Dave Cadwallader.

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

2. EXCUSE OF ABSENCE.

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

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

NO: None. ABSENT: Commissioner Cadwallader. MOTION CARRIED.

3. APPROVAL OF AGENDA.

IT WAS MOVED BY CHAMBERS and seconded by ELLIS to approve the agenda as written.

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

NO: None. ABSENT: Commissioner Cadwallader. MOTION CARRIED.

4. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETINGS.

IT WAS MOVED BY ELLIS and seconded by CHAMBERS to approve minutes of the January 10, 2022 Regular Meeting as written.

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

NO: None. ABSENT: Commissioner Cadwallader. MOTION CARRIED.

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

There were no comments.

6. **OLD BUSINESS.**

a.) Proposed Adult Use Marihuana Zoning Amendment.

Andy Moore with Williams & Works reviewed his memo stating including with this memorandum is a proposed zoning ordinance amendment that would amend Section 17.03 (FF) of the City's Zoning Ordinance related to adult use marihuana establishments. If adopted, the proposed amendment would prohibit the establishment of any adult use marihuana establishments on property located east of the Flat River. The impetus behind this change is the closure of a child care facility at the Lowell United Methodist Church, when in operation, the 1,000' isolation radius required for day care facilities served to prohibit adult use marihuana establishments on two of the three commercial properties located on East Main Street, east of downtown. If Commissioners decide to move forward, there will be a public hearing in March, before going to City Council.

It was a general consensus to put on the March 14, 2022 Planning Commission Meeting agenda, a public hearing for the Proposed Adult Use Marihuana Zoning Amendment.

7. **NEW BUSINESS**

a.) Pubic Hearing – Proposed Rezoning of 115 Riverside Drive from PF Public Facilities to C2 Central Business.

Chair Barker opened the Public Hearing.

Moore reviewed his memo stating the City of Lowell has applied to rezone property located at 115 Riverside Drive from the PF, Public Facilities to the C-2 Central Business District. The subject property has an area of 4,041 square feet (.09 acres) and is located on the northeast side of Riverside Drive, abutting the Flat River. Until recently, the land and building were owned by Lowell Light & Power but was recently sold to a private party that desires to use the building and property for a mixed use building. Since the PF district only allows for public and quasi-public uses and is generally intended for City-owned properties, the City decided to initiate a rezoning of the property to allow for the development and use of the property by the new owners.

Moore then reviewed the zoning review criteria.

Moore and the Commissioners found that the zoning review criteria is met.

There were no public comments.

Chair Barker closed the Public Hearing.

IT WAS MOVED BY BARKER and seconded by ELLIS that the Planning Commission recommend approval of the request to the City Council that 115 Riverside Drive be rezoned from PF, Public Facilities to the C-2 Central Business

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

NO: None.

ABSENT: Commissioner Cadwallader.

MOTION CARRIED.

8. **STAFF REPORT.**

There was no report.

9. **COMMISSIONERS REMARKS.**

Commissioner Ellis asked if Council has talked to EGLE about cleaning up the River.

Commissioner Chambers suggested Ellis come to the City Council meeting and ask the question about EGLE and cleaning up the River.

Chair Barker thanked Mike Gadula, for getting the Planning Commission recap of what has taken place the past year ready to present at the City Council meeting next week.

10. **ADJOURNMENT.**

IT WAS MOVED BY CHAMBERS and seconded by PLANK to adjourn at 7:41 p.m.

DATE:

APPROVED:

Bruce Barker, Chair

Susan Ullery, Lowell City Clerk