

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, MAY 9, 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, Dave Cadwallader, Michael Gadula and Chair Bruce Barker.

Absent: Commissioner Marty Chambers.

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

2. EXCUSE OF ABSENCE.

IT WAS MOVED BY ELLIS and seconded by CADWALLADER to excuse the absence of Commissioner Chambers.

YES: Commissioner Cadwallader, 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 CADWALLADER and seconded by ELLIS to approve the agenda as written.

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

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

4. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETINGS.

IT WAS MOVED BY CADWALLADER and seconded by ELLIS to approve minutes of the April 11, 2022 Regular Meeting as written.

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

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

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

There were no comments.

6. **OLD BUSINESS.**

a.) 2179 Gee Drive – Special Land Use Review.

Andy Moore with Williams & Works reviewed his memo stating this is an annual review due to the nature of this special land use being an ARBNB. There have been no issues or complaints we are aware of, review has been completed and they are in compliance with their original conditions of approval.

IT WAS MOVED BY ELLIS and seconded by CADWALLADER to approve that the Lowell City Planning Commission accepts that the annual review for 2179 Gee Drive has been completed and is accepted.

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

NO: None.

ABSENT: Commissioner Chambers.

MOTION CARRIED.

7. **NEW BUSINESS**

a.) Pubic Hearing – 2531 W. Main Street – Rezone from Industrial to General Business.

Chair Barker opened the Public Hearing.

Moore reviewed his memo stating the subject property is an interior lot located on the north side of Main Street west of Alden Nash Ave, next to Mercantile Bank. A building and parking lot are currently located on the site, which was formerly home to Lowell Chiropractic, but has been vacant for several years. Moore then introduced Ms. Krisandra Lippert who gave a brief description of her intentions with the property.

Ms. Krisandra Lippert spoke via zoom stating she is the development manager of the Scooter's Coffee, they are a drive through coffee service and speed is their niche. There is no cooking but heated food including freshly made cinnamon buns.

Moore then stated this is a request for rezoning only, we are not looking at a site plan or land use at this point, although we know what it would be if and when they decide to apply at a future time.

Moore then reviewed the zoning review criteria. Section 22.05 of the Zoning Ordinance #1 through #13 that must be considered when making a decision on a zoning amendment. Moore and the Commissioners found that all the zoning review criteria is met.

Dean Lonick with D & D Trucking and West Main LLC spoke and is not in favor of rezoning this property to General Business, stating there is not a lot of Industrial property in the City currently.

Chair Barker closed the Public Hearing.

IT WAS MOVED BY BARKER and seconded by CADWALLADER that the Planning Commission recommend approval of the request to the City Council that 2531 W. Main Street be rezoned from Industrial to General Business.

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

NO: None.

ABSENT: Commissioner Chambers.

MOTION CARRIED.

b.) Public Hearing – 300 Bowes Road – Proposed Temporary Outdoor Storage.

Chair Barker opened the Public Hearing.

Andy Moore with Williams & Works then reviewed his memo stating the subject property is approximately 22 acres and is located in the PF Public Facilities District. The applicant is proposing to operate a temporary use on the property described as a used vehicle sales event that would have a duration of 10 days on a portion of the property, from June 21 to July 1, 2022. The site is part of the larger fairgrounds site that involves several properties, though only the portion of the site south of the Bowes Road entrance would be used for the event. The site plan submitted would include vehicle display areas, customer parking, a tent, a mobile office, and two portable restrooms.

Renee Peeper spoke via zoom representing West Michigan Auto Exchange and stated they plan on having 70-100 vehicles at the fairgrounds. It will be a 10-day sale. 30 to 100 customers a day. Open 9:00 am to 8:00 pm. There will be 30 parking spaces.

Moore then reviewed the site plan review standards A – F.

Moore and the Commissioners found that all the standards A - F are met.

There were no public comments.

IT WAS MOVED BY BARKER and seconded by ELLIS that the Lowell City Planning Commission approve the Site Plan Review Standards A – F.

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

NO: None.

ABSENT: Commissioner Chambers.

MOTION CARRIED.

Moore then reviewed the Special Land Use Review Standards A - F.

Moore and the Commissioners found that all the Special Land Use Review Standards A – F are met.

Chair Barker asked if there was a bond needed and Moore said we could require one and follow the same as for special events.

There were no public comments.

Chair Barker then closed the Public Hearing.

IT WAS MOVED BY BARKER and seconded by CADWALLADER that the Lowell City Planning Commission approve the Special Land Use Review Standards A – F.

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

NO: None.

ABSENT: Commissioner Chambers.

MOTION CARRIED.

Commissioner Gadula asked if they needed overnight security.

Renee Peeper said there is no need because all the cars are locked.

Moore than went through the conditions attached to the approval of the special land use as listed 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 Lowell Area Fire Department, City City's Department of Public Works, or other approving agencies.
- 3) The applicant shall continually comply with applicable ordinances, codes, and requirements of the City of Lowell.
- 4) 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.
- 5) The Site Plan shall be updated to clearly demonstrate that adequate emergency access has been provided to the satisfaction of the Lowell Area Fire Department.
- 6) The City reserves the right to take appropriate action to clear the site if a flood event were to occur or appear likely to occur on the property.
- 7) The event shall only occur Monday, June 20, 2022 through Friday, July 1, 2022, including set up and tear down.
- 8) Hours of operation shall be between Monday through Saturday, 9:00 AM – 8:00 PM and close on Sunday.
- 9) Due to the City's future plans for the property, this approval is valid for the 2022 event only. Future events should be held on a commercially-zoned property subject to any rules and regulations in place at that time.
- 10) No more than 100 vehicles shall be stored on the site. Other temporary improvements (tent, office, generator, restrooms, etc.) shall be installed consistent with the approved site plan.
- 11) Temporary signage proposed for the site shall comply with Chapter 20 of the Zoning Ordinance.
- 12) A performance guarantee consistent with what has historically been required for outdoor gatherings shall be provided by the applicant prior to opening.

IT WAS MOVED BY BARKER and seconded by ELLIS that the Lowell City Planning Commission approve the Site Plan Review and the Special Land Use for 2531 W. Main Street for West Michigan Auto Exchange - Temporary Use with the above conditions as listed.

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

NO: None.

ABSENT: Commissioner Chambers.

MOTION CARRIED.

8. **STAFF REPORT.**

There was no report.

9. **COMMISSIONERS REMARKS.**

There were no remarks.

10. **ADJOURNMENT.**

IT WAS MOVED BY BARKER and seconded by CADWALLADER to adjourn at 7:56 p.m.

DATE:

APPROVED:

Bruce Barker, Chair

Susan Ullery, Lowell City Clerk