

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, JUNE 13, 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 Amanda Schrauben, Collin Plank, Marty Chambers and Chair Bruce Barker.

Absent: Commissioner Dave Cadwallader, Michael Gadula and Tony Ellis.

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

2. EXCUSE OF ABSENCE.

IT WAS MOVED BY CHAMBERS and seconded by PLANK to excuse the absence of Commissioners Ellis, Cadwallader and Gadula.

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

NO: None. ABSENT: Commissioners Cadwallader, Ellis and Gadula. MOTION CARRIED.

3. APPROVAL OF AGENDA.

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

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

NO: None. ABSENT: Commissioner Cadwallader, Ellis and Gadula. MOTION CARRIED.

4. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETINGS.

IT WAS MOVED BY CHAMBERS and seconded by PLANK to approve minutes of the May 09, 2022 Regular Meeting as written.

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

NO: None. ABSENT: Commissioner Ellis, Cadwallader and Gadula. MOTION CARRIED.

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

There were no comments.

6. OLD BUSINESS.

There is no old business.

7. **NEW BUSINESS**

a.) Public Hearing – 2531 W. Main Street – Scooter’s Special Land Use.

Krisandra Parker who resides at 2950 Dean Parkway in Minneapolis spoke on behalf of Scooter’s and explained what their intent is for the special land use. Parker also noted parking lot would be increased.

Chair Barker opened the Public Hearing.

Commissioner Schrauben asked about the zoning moving forward and the curb cuts.

Dean Lonik who resides in Cascade and representing West Main and D & D Trucking spoke and explained they are still in negotiations on the entranceway.

Chair Barker suggested tabling this special land use at this time because of the three issues 1) rezoning 2) driveway concern 3) storm water draining into M-21, which requires MDOT permit.

Chair Barker closed the Public Hearing.

Andy Moore with Williams & Works agreed it was best to wait and will notify the Commission if things are ready by the July 11, 2022 Planning Commission meeting.

IT WAS MOVED BY BARKER and seconded by PLANK that the Planning Commission recommend postponing the decision on Scooters Special Land Use at 2531 W. Main Street until all issues are resolved.

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

NO: None. ABSENT: Commissioner Cadwallader, Ellis and Gadula. MOTION CARRIED.

b.) Public Hearing – 139 S. Broadway and 149 S. Broadway- King Milling Additions – Site Plan Review.

Jim Doyle representing King Milling who resides at 222 W. Main Street explained that his company is growing and they need another mill to make more flour.

Chair Barker opened the Public Hearing.

Andy Moore with Williams & Works then walked through the site plan review and provided background stating King Milling has applied for site plan review for the construction of a proposed mill building, silos and a truck loadout located on 149 S. Broadway. The subject property has a combined area of approximately 3.2 acres and is part of King Millings larger operation that occupies numerous parcels generally at the southeast corner of Main Street and Hudson. The parcel is within the I General Industrial district and the applicant is proposing to conduct a mill building and silos with an area of 7,873 square feet and a truck loadout with an area of 2,917 square feet. The focus of this review will be the two additions that are intended to supplement King Milling’s ongoing operation on the property. The uses proposed are accessory to uses permitted by right in the General Industrial zoning district.

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

The Commissioners and Andy Moore found that all the standards are met.

IT WAS MOVED BY BARKER and seconded by CHAMBERS that the Planning Commission approve that the Site Plan Review Standards A- F as met.

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

NO: None. ABSENT: Commissioner Cadwallader, Ellis and Gadula. MOTION CARRIED.

There were no public comments.

Chair Barker closed the public hearing.

Moore then went through the conditions attached to the approval of the special land use.

- 1) No demolition or earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.
- 2) Prior to issuance of any City permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.
- 3) The applicant and the site 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) This approval is expressly contingent upon the applicant obtaining a variance from the Board of Appeals for the proposed storage building and silos. No work may be undertaken in furtherance of this portion of the project until the variance is obtained from the Board.

IT WAS MOVED BY BARKER and seconded by CHAMBERS that the Lowell City Planning Commission approve the Special Land Use for 139 S. Broadway and 149 S. Broadway – King Milling Additions with the conditions as listed above.

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

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

8. **STAFF REPORT.**

City Manager Michael Burns stated he is working with River City Cannabis, there odor is under control now and should be all set. Also working with New Union on their parking lot, hoping to have it completed within 60 days.

9. **COMMISSIONERS REMARKS.**

Commissioner Chambers questioned if the white house near the Admiral and Joyology is being rented out. Moore said it should not be. City Manager Michael Burns will look into it.

Chair Barker reminded everyone of the joint session (Vergennes, Lowell Township and Lowell City Planning Commission) at Lowell Township on Monday June 27, 2022 at 7:00 pm and invited City Manager Michael Burns and anyone else on the City Council is welcome that would like to come.

Commissioner Chambers thanked the City Clerk Sue Ullery for getting a Councilmember something to cover up in at the last meeting.

10. **ADJOURNMENT.**

IT WAS MOVED BY CHAMBERS and seconded by PLANK to adjourn at 7:42 p.m.

DATE:

APPROVED:

Bruce Barker, Chair

Susan Ullery, Lowell City Clerk