

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, AUGUST 08, 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, Dave Cadwallader, Marty Chambers, Tony Ellis and Chair Bruce Barker.

Absent: Commissioners Collin Plank and Michael Gadula

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

2. EXCUSE OF ABSENCE.

IT WAS MOVED BY SCHRAUBEN and seconded by CHAMBERS to excuse the absence of Commissioners Plank and Gadula.

YES: Commissioner Chambers, Commissioner Cadwallader, Commissioner Schrauben, Ellis and Chair Barker.

NO: None. ABSENT: Commissioners Plank and Gadula. MOTION CARRIED.

3. APPROVAL OF AGENDA.

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

YES: Commissioner Schrauben, Commissioner Ellis, Commissioner Chambers, Commissioner Cadwallader and Chair Barker.

NO: None. ABSENT: Commissioners Plank and Gadula. MOTION CARRIED.

4. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETINGS.

IT WAS MOVED BY ELLIS and seconded by CADWALLADER to approve minutes of the June 13, 2022 Regular Meeting as written.

YES: Commissioner Ellis, Commissioner Chambers, Commissioner Schrauben, Commissioner Cadwallader and Chair Barker.

NO: None. ABSENT: Commissioners Plank and Gadula. MOTION CARRIED.

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

Bill Schereur who resides at 538 Flat River asked what the exact property for the Scout Park is. He would like a clear distinction.

Andy Moore with Williams & Works is unsure but will look into it and get back with an answer.

6. **OLD BUSINESS.**

There is no old business.

7. **NEW BUSINESS**

a.) **Pubic Hearing – C-1 Neighborhood Business District Rezoning.**

Chair Barker opened the Public Hearing.

Andy Moore with Williams & Works referred to rezoning that took place in 2019. Then Moore reviewed the background stating currently the homes are legally nonconforming due to their use as a residence in the C-3 district , where single-family residences are not permitted. If a single family dwelling located on any one of the subject properties is completely destroyed, it cannot be rebuilt under the terms of the zoning ordinance. This has caused an issue for property owners looking to sell, as mortgage lenders will not guarantee a loan for the purchaser on a building that may be rebuilt if it is destroyed. It also tends to discourage, or in some cases, prevent property owners from expanding, remodeling, or making other changes to their property. Thus, the applicant has requested a rezoning to the C-1 Neighborhood Business District so that the properties would become conforming.

Moore then reviewed the standards and found that all the standards are met and recommended that the Commissioners bring this to City Council for approval.

Chair Barker asked if there were any public comments. There were none.

The Planning Commissioners also found that all the standards had been met.

Chair Barker closed the Public Hearing.

IT WAS MOVED BY BARKER and seconded by CADWALLADER that the Planning Commission move forward and recommend the Lowell City Council approve 815 West Main, 807 W. Main and 803 West Main from C-3 General Business to C-1 Neighborhood Business.

YES: Commissioners Chambers, Schrauben, Cadwallader, Ellis and Chair Barker.

NO: None. ABSENT: Commissioner Plank and Gadula. MOTION CARRIED.

8. **STAFF REPORT.**

There were no reports.

9. **COMMISSIONERS REMARKS.**

Commissioner Ellis asked about the minutes from the joint meeting with Lowell Township and Vergennes Township. Also asked the status of New Union Brewery.

City Clerk Sue Ullery will check on them and add to next agenda packet.

Commissioner Schrauben asked what the status is on the Scooters Special Land Use application and about the storage containers outside Tractor Supply.

City Clerk Sue Ullery said she was in contact with the Scooters representative and she said there is nothing further at this point.

The storage containers outside of Tractor Supply are for their remodeling.

10. **ADJOURNMENT.**

IT WAS MOVED BY CADWALLADER and seconded by ELLIS to adjourn at 7:24 p.m.

DATE:

APPROVED:

Bruce Barker, Chair

Susan Ullery, Lowell City Clerk