

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, SEPTEMBER 12, 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, Collin Plank, Michael Gadula, Tony Ellis and Chair Bruce Barker.

Absent: Commissioner Marty Chambers

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

2. EXCUSE OF ABSENCE.

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

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

NO: None. ABSENT: Commissioner Chambers. 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: 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 June 27, 2022 joint Special Meeting, and the August 08, 2022 regular meeting as written.

YES: Commissioner Ellis, Commissioner Plank, Commissioner Schrauben, Commissioner Gadula, Commissioner Cadwallader 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.**

There is no old business.

7. **NEW BUSINESS**

a.) Pubic Hearing – Pro Seal Storage – 1251 Bowes Road.

Chair Barker opened the Public Hearing.

Owner of Pro Seal, Dale Bibbler explained his purpose for the special land use at 1251 Bowes Rd stating he would like to store his equipment there and use the equipment during the day at various job sites and then bring the equipment back at night to store again. Bibbler is leasing the building.

Andy Moore with Williams & Works went through the background explaining the subject property is approximately 3 acres in area and is located within the C3 General Business district. The applicant is proposing to utilize the existing building on the property for a cold storage facility. The site is currently vacant except for the pole barn. There is a baseball field to the rear of the site, adjacent to Bowes Road, that is currently unused. Commercial storage warehouses are permitted in the C-3 district with special land use approval by the Planning Commission.

Then Moore reviewed the Special Land Use Review Standards A through F and found all are met.

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

The Planning Commissioners also found that all the Special Land Use Review Standards A through F are met.

IT WAS MOVED BY CADWALLADER and seconded by PLANK to accept that the Special Land Use Review Standards A through F are met.

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

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

Moore then reviewed the Commercial Storage Warehouse Special Land Use Standards #1 through #4 and found that all the standards were met.

The Planning Commissioners also found that all the Commercial Storage Warehouse Special Land Use standards are met.

IT WAS MOVED BY GADULA and seconded by CADWALLADER that the Planning Commission accept that the Commercial Storage Warehouse Special Land Use Review Standards #1 through #4 are met.

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

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

Chair Barker closed the Public Hearing.

Based on the foregoing review and findings of facts, the proposed special land use and site plan is subject to the following conditions:

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's Department of Public Works, City Engineer, MDOT, 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. Any exterior lighting shall comply with Section 4.24 of the Zoning Ordinance.
6. No outdoor storage shall be permitted with the exception of vehicle parking.
7. Access to the property shall only be from Main Street through 1250 West Main as specified in the applicants lease agreement. No access shall be taken from Bowes Road with the exception of personal vehicles.
8. The special land use shall become null and void upon the expiration or termination of the lease agreement.
9. Pro Seal & Equipment only access from Main Street through 1251 W Main St.

IT WAS MOVED BY BARKER and seconded by CADWALLADER that the Planning Commission approve the Special Land Use at 1251 Bowes Road for Pro Seal with the conditions listed above.

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

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

Dale Bibbler thanked Sue Ullery for all her help and stated that she made it a really easy to apply for the Special land use.

8. **STAFF REPORT.**

Moore stated the Master Plan is due for a 5-year plan to determine if it needs to be updated. He can provide an update in October.

9. **COMMISSIONERS REMARKS.**

Commissioner Cadwallader would like more boat docks put in. Moore stated it would be more of a Council discussion.

Commissioner Ellis asked about cleaning or making the river access more accessible to boats. Also stated he was just hired on the Fire Department and the City of Lowell was complimented in the meeting about their fire hydrants and the upkeep in the City.

10. **ADJOURNMENT.**

IT WAS MOVED BY CADWALLADER and seconded by GADULA to adjourn at 7:35 p.m.

DATE:

APPROVED:

Bruce Barker, Chair

Susan Ullery, Lowell City Clerk