

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, OCTOBER 09, 2023 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 Gadula, Ellis, Chambers, Cadwallader, Plank and Chair Barker.

Absent: Commissioner Schrauben.

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

2. EXCUSE OF ABSENCE.

IT WAS MOVED BY CHAMBERS and seconded by ELLIS that the Planning Commissioners excuse the absence of Commissioner Schrauben.

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

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

3. APPROVAL OF AGENDA.

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

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

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

4. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING.

IT WAS MOVED BY ELLIS and seconded by CHAMBERS to approve minutes of the September 11, 2023 regular meeting as written.

YES: Commissioner Ellis, Commissioner Gadual, Commissioner Chambers, Commissioner Cadwallader, Commissioner Plank, and Chair Barker.

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

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

There were no comments.

6. OLD BUSINESS.

a) Site Plan Review – 805-825 E Main & 112 Horatio.

Greg Taylor who resides at 6467 Fieldview Drive and with CopperRock spoke on changes to their site plan.

Since they met with us a month ago, they have made changes to the site plan which they think all benefit the project and community in various ways. The most meaningful change they feel was they reduced the unit count by 11% from 44 units to 39 units. Doing that, they were able to increase their side yard setback on the west by 50% over what it was before, they were able to increase the front yard setback by 33%, substantially increase the greenspace, provide a single parking lot which improves access, safety, snow plowing abilities and widen the main entrance way on Avery with the preference recommended on the curb cut there. Structure is shorter in length, on the east side go from a three story structure to a two story structure. They received an endorsement from an independent engineer that approves of their site plan.

Chair Barker then opened up the public comments and limited the speaking to three minutes.

Shelby Phillips who resides at 721 E. Main Street appreciate the changes but would like the garbage relocated not near other residents. Ask about changes the other side of the building to two story and wants to know whether the restaurant will serve alcohol.

Bob Rowley who resides at 804 E Main commented on the amount of time they are allowed to speak, does not feel it is fair. Spoke on parking, Standard A and the Master Plan. Not in favor of the CopperRock project.

Don LaPonsie who resides at 717 E Main reiterated that he doesn't feel the CopperRock project fits with the Masterplan. Not in favor of the project.

John Sterly who resides at 711 Avery stated his issue is the traffic flow and explained what he would like to see.

Mike DeVore who resides at 424 Elm spoke regarding his concerns of the project, masterplan and place making plan.

Pam Rowley who resides at 804 E Main spoke about the September meeting, spoke of the residents' unhappiness and worried about this project happening. Standard A – no on-site management. Standard C- take away on street parking. Suggests a public exchange as a group and look at property.

Andy Moore then reviewed the memo and the updated changes.

Chair Barker then questioned the on-site management and ask Mr. Taylor to explain that.

Mr. Taylor explained that his staff has decades of experience, close relationships with tenants, frequent conversations. Staff that will be involved with working through normal conditions and unusual conditions, maintenance calls and they can be contacted during and after normal business office hours. With such a small amount of units, most everything can be handled remotely. On-site would be overkill for a project this size.

Commissioner Ellis asked about the lighting in the parking lot.

Taylor stated it will be standard lighting for a parking lot.

Dean with CopperRock Construction stated building will be locally owned and local people investing. Many of the construction team love Lowell and some live here.

Chair Barker asked if there would be more foliage for the south side on Main Street.

Paul Henderson stated yes, there will be an enhanced buffer and bushes and trees.

Chair Barker reiterated whether Division and Avery would be redone if this were approved. And would there be a roundabout on Main or a traffic light to slow down traffic as you come into town.

City Manager Michael Burns said they could certainly ask for it and look at options. And yes, Division and Avery would be redone right away.

Commissioner Gadula asked to see the updates on snow storage.

Commissioner Cadwallader asked about moving the dumpsters to the southeast corner.

Greg Taylor said they would investigate moving the dumpster there.

Dean said they will look at moving dumpster and they want this to be a very successful operation or they will lose so they will do all they can to make everything right.

City Manager Michal Burns stated they are asking for a foot and a half on the widening of Avery.

Chair Barker then closed the public hearing and asked for Andy Moore with Williams and Works to go through all the standards.

Andy then reviewed all the standards A through F.

Commissioner Plank asked on Standard A- uses, structure and questioned metrics and struggling what does that mean.

Moore stated looking at mixed use, the building everything is R3 (all surrounding property) which allows for increased height.

IT WAS MOVED BY BARKER and seconded by CHAMBERS that Standard A has been met.

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

NO: Commissioner Plank. ABSENT: Commissioner Schrauben. MOTION CARRIED.

IT WAS MOVED BY BARKER and seconded by ELLIS that Standard B has been met.

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

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

IT WAS MOVED BY BARKER and seconded by CHAMBERS that Standard C has been met.

YES: Commissioner Cadwallader, Commissioner Ellis, Commissioner Chambers, Commissioner Gadula, Commissioner Plank, Chair Barker.

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

IT WAS MOVED BY BARKER and seconded by CADWALLADER that Standard D has been met.

YES: Commissioner Cadwallader, Commissioner Ellis, Commissioner Chambers, Commissioner Gadula, Commissioner Plank, Chair Barker.

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

IT WAS MOVED BY BARKER and seconded by CHAMBERS that Standard E and F has been met.

YES: Commissioner Cadwallader, Commissioner Ellis, Commissioner Chambers, Commissioner Gadula, Chair Barker.

NO: Commissioner Plank. ABSENT: Commissioner Schrauben. MOTION CARRIED.

IT WAS MOVED BY BARKER and seconded by CHAMBERS to accept the site plan approval for 805 and 825 E. Main and 112 Horatio with the 8 conditions as listed below.

1. Prior to the issuance of any City permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.
2. No grading, preliminary, or final earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.
3. The applicant shall continually comply with applicable ordinances, codes, and requirements of the City of Lowell.
4. This site plan approval is expressly contingent on Horatio Street being vacated in accordance with the proper statutory procedures.
5. The City engineer and emergency department personnel should review if the proposed buildings can be reached by emergency vehicles, and if the vehicular traffic flow will be efficient as provided by the applicant.
6. Approved landscaping, buffers, and/or greenbelts be continuously maintained to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
7. The proposed sign along Main Street near Grove shall be a ground sign.
8. The dumpster enclosure shall be eight feet tall with a lid and constructed of masonry.

YES: Commissioner Cadwallader, Commissioner Ellis, Commissioner Chambers, Commissioner Gadula, Commissioner Plank, Chair Barker, Commissioner Schrauben

NO: Commissioner Plank. ABSENT: Commissioner Schrauben. MOTION CARRIED.

b.) Master Plan Update.

Andrew Moore stated Williams & Works staff is working on the Master Plan and should have additional info next month.

7. **NEW BUSINESS**

There was none.

8. **STAFF REPORT.**

There was none further.

9. **COMMISSIONERS REMARKS.**

Commissioner Chambers stated he is happy to have this done.

Ellis inquired about Grindle/Shepard project and Monroe Street project.

Burns stated Grindle and Shepard are done and Monroe Street is moving along.

Chair Barker reminded everyone to take the survey for the Master Plan.

10. **ADJOURNMENT.**

IT WAS MOVED BY CHAMBERS and seconded by ELLIS to adjourn at 8:24 p.m.

DATE:

APPROVED:

Bruce Barker, Chair

Susan Ullery, Lowell City Clerk