

**OFFICIAL PROCEEDINGS  
OF THE  
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE  
CITY OF LOWELL, MICHIGAN  
FOR THE REGULAR MEETING OF  
MONDAY, APRIL 10, 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 Schrauben, Gadula, Plank, Cadwallader, Ellis and Chair Barker.

Absent: Commissioners 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 SCHRAUBEN to excuse the absence of Commissioner Chambers.

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

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

**3. APPROVAL OF AGENDA.**

IT WAS MOVED BY ELLIS and seconded by SCHRAUBEN to approve the agenda as written.

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

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

**4. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING.**

IT WAS MOVED BY ELLIS and seconded by PLANK to approve minutes of the February 13, 2023 regular meeting as written.

YES: Commissioner Cadwallader, Commissioner Schrauben, Commissioner Gadula, Commissioner Ellis, Commissioner Plank 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 was none.

7. **NEW BUSINESS**

a.) Site Plan Review – YMCA – 1070 N. Hudson.

Philip Lyzenga of Pure Architects gave a summary of what they would like to do taking the existing building and turning it into a childcare facility for 0 to 5 year old children. Drawings will be finished in the next month and will start the project May 1, 2023 and hope to have it complete by the end of July 2023.

Andy Moore with Williams & Works then provided the background on the YMCA property explaining that half of property is in the City and the north half is in Vergennes Township. This existing building they would like to re-utilize is on the south end (City's end).

Moore then reviewed the Site plan review standards A through F and went through with the Commissioners and found that all the standards are met.

IT WAS MOVED BY BARKER and seconded by SCHRAUBEN that the Planning Commission accept that the site plan review standards A - F are met.

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

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

Moore then reviewed the following five 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 continually comply with applicable ordinances, codes, and requirements of the City of Lowell and the State of Michigan. Proof of licensure as a child care facility shall be provided to the City.
3. Any new exterior lighting shall be approved by the Zoning Enforcement Officer and comply with the lighting standards of the Zoning Ordinance.
4. Any signage shall comply with Chapter 20 of the Zoning Ordinance.
5. All landscaping and screening shall be continuously maintained in good condition to ensure that proposed uses will be adequately buffered from one another and surrounding public and private property.

IT WAS MOVED BY BARKER and seconded by CADWALLADER to accept the site plan for the YMCA – 1070 N. Hudson with the above five conditions all met.

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

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

8. **STAFF REPORT.**

Moore stated at the May meeting we have one site plan to go over and review the sign ordinance.

Chair Barker stated that the Lowell Ledger featured Tony Ellis's Media class and it was commented that he was best teacher, so congrats to Commissioner Ellis.

9. **COMMISSIONERS REMARKS.**

Commissioner Ellis would like zoning maps and have them laminated as well.

Chair Barker reminded everyone of the joint meeting with Lowell Township, Vergennes Township and the Lowell City Planning Commission on Wednesday April 12, 2023 at 7:00 p.m.

10. **ADJOURNMENT.**

IT WAS MOVED BY ELLIS and seconded by CADWALLADER to adjourn at 7:31 p.m.

DATE:

APPROVED:

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Bruce Barker, Chair

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Susan Ullery, Lowell City Clerk