

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, JUNE 12, 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, Cadwallader, Ellis, Chambers and Chair Barker.

Absent: Commissioner Plank.

Also Present: Mayor DeVore, Andy Moore with William & Works, Lowell City Clerk Sue Ullery, Jim Salzwedel, and Cliff Yankovich.

2. **EXCUSE OF ABSENCE.**

IT WAS MOVED BY CHAMBERS and seconded by ELLIS to excuse the absence of Commissioner Plank.

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

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

3. **APPROVAL OF AGENDA.**

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

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

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

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

IT WAS MOVED BY GADULA and seconded by CADWALLADER to approve minutes of the April 10, 2023 regular meeting as written.

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

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

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

There were no comments.

6. **OLD BUSINESS.**

a) Sign Ordinance.

Andy Moore with Williams & Works reviewed the current sign ordinance and explained what sections need revising.

Sign ordinance will be brought back for revising at the next Planning Commission meeting.

7. **NEW BUSINESS**

a.) Site Plan Review – West Michigan Auto Xchange – Temporary Use - 2153 W. Main Street.

Renee Pieper with West Michigan Auto Xchange spoke through zoom to explain what they would like to do. Selling cars out of the parking lot for a nine-day duration approximately 10:00 am until 7:00.

Moore then reviewed the Site Plan Review Standards A through F.

Commissioner Gadula asked if there would be any additional lighting at the location they are using.

Renee Pieper with West Michigan Auto Xchange stated since they close at 7:00 pm there is no additional lighting outside, but inside the tent, there would be lighting in the tent. No security seemed to be needed last year so there is no plan for security at this time. Cars for sale are locked up at night.

Barker then opened it up to public comments.

Cliff Yankovich who resides at 208 E Main spoke and expressed he would like the Planning Commissioners to vote no on this special land use request.

Mike DeVore who resides at 424 Elm Street asked the Planning Commission to vote no on this special land use request.

Drew Dubridge who resides at 9177 South Ferris in Grant, and representing Betten Baker Auto Group does not support this group and would like the Planning Commission to vote no on this special land use.

Jim Salzwedel who resides at 505 North Jefferson spoke not in favor of allowing this special land use to be approved.

City Clerk Sue Ullery read a letter into record from Todd Landman, Owner of Todd Landman Car Company at 2399 W Main, who is not in favor of this special land use being approved.

Renee Pieper with West Michigan Auto Xchange stated they do not come to town to just take customers, they offer good prices and are there to expand their market area; they have a location in the Kentwood area and will certainly provide service if a customer need servicing. They do post their location on their paperwork and in the tent, etc. They did make donation to a local charity last year, although it may not have been advertised.

Chair Barker then closed the public portion.

Commissioner Chambers stated he agrees that he would like to see this not be approved.

Commissioner Schrauben asked if there was any permit fee to generate revenue.

Moore said no, but stated, if all the standards are met, you will have to approve it, in his opinion. But the Planning Commission could make conditions for the approval.

Mike DeVore stated there is a big difference between the purchase of food from a truck, fireworks or farmer market items. A car is a much bigger investment.

IT WAS MOVED BY CHAMBERS and seconded by ELLIS to deny the site plan under Standard A not being met in regards to public welfare.

City Manager Michael Burns then suggested the item be tabled and consult the City Attorney before denying the Site plan just to make sure there will not be legal ramifications by denying it.

Commissioner Schrauben suggested we also clean up the ordinance.

Commissioner Chambers then withdrew his motion.

IT WAS MOVED BY SCHRAUBEN and seconded by CADWALLADER that the Planning Commission table the site plan review for West Michigan Auto Xchange at 2153 W. Main St until July so they can discuss with the City Attorney before making a decision.

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

NO: None.

ABSENT: Commissioner Plank.

MOTION CARRIED.

8. **STAFF REPORT.**

Burns stated that City Council approved that the Planning Commission can move forward on the Master Plan at their last meeting.

Moore stated at the next planning commission meeting, we will start the Master Plan review and it will be a significant process for the City that will take probably 12 to 18 months. There will be several ways for the public to attend events to get their input and suggestions.

9. **COMMISSIONERS REMARKS.**

Commissioner Cadwallader asked about docks for pontoons being put in the river.

Burns will talk to the DPW about docks.

10. **ADJOURNMENT.**

IT WAS MOVED BY ELLIS and seconded by CADWALLADER to adjourn at 8:15 p.m.

DATE:

APPROVED:

Bruce Barker, Chair

Susan Ullery, Lowell City Clerk