

**OFFICIAL PROCEEDINGS  
OF THE  
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE  
CITY OF LOWELL, MICHIGAN  
FOR THE REGULAR MEETING OF  
MONDAY, FEBRUARY 13, 2017, 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 Barker and the Pledge of Allegiance was recited.

Present: Commissioners Marty Chambers, Jim Salzwedel, James Zandstra, and Chair Barker.

Absent: Commissioners David Cadwallader, John Gerard, and Alan Teelander

Also Present: City Clerk Susan Ullery, City Manager Mike Burns and Williams and Works Planner Andy Moore.

**2. EXCUSE OF ABSENCES**

IT WAS MOVED BY SALZWEDEL and seconded by ZANDSTRA to excuse the absences of Commissioners Gerard, Cadwallader, and Teelander.

YES: 4. NO: 0. ABSTAIN: 0. ABSENT: 3. MOTION CARRIED.

**3. APPROVAL OF AGENDA.**

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

Chair Barker suggested moving item “a” under “New Business” “King Milling – Site Plan Review” in front of “Old Business”.

YES: 4. NO: 0. ABSENT: 3. MOTION CARRIED.

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

IT WAS MOVED BY BARKER and seconded by ZANDSTRA that the minutes of the January 9, 2017 regular meeting be approved as written.

YES: 4. NO: 0. ABSENT: 3. MOTION CARRIED.

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

Jim Hodges of 422 N. Jefferson spoke in favor of the King Milling project.

Audra Main of 119 Lincoln Lake requested permission to move into the lower level of her business at this address. Andy Moore of Williams and Works stated the property is currently zoned C3 General Business, which does not allow for any residential use. He provided possible options, noting three different zoning districts border the property.

By general consensus, the Commission suggested Main fill out an application for rezoning the property to Single or Two Family Residential (R2). If such an application is submitted, a public hearing would be held and then the Planning Commission would make a recommendation to the City Council.

6. **NEW BUSINESS.**

a. King Milling-Site Plan Review

Paul Henderson of Roosien & Associates and Jim Doyle of King Milling submitted an application for a site plan review for the construction of two grain bins and a drier, located on parcels 149 S. Hudson and 140 S. Broadway.

Henderson stated the site is mostly gravel and the floors of the bins would be raised above the 100-year flood elevation. Chair Barker asked if this would eliminate the water problem. Moore stated this can be addressed as the project moves forward. Henderson noted this would all be indicated on the plans when they apply for a building permit.

Henderson commented on the landscaping requirements. They have one additional canopy tree than necessary but asked for an exception on the shrub requirement. Chair Barker asked about the additional trees on the south side.

Henderson explained because they are building in the floodplain, they are filling in a floodplain. Because of that, they need to compensate for this elsewhere. A proposal was made to do the excavation on city park property.

Barker questioned the setback on the northern bin of 19.4 feet, noting the 20 foot setback and requested this be moved.

Barker requested both the fire and police departments be notified of all site plans.

IT WAS MOVED BY CHAMBERS and seconded by SALZWEDEL to approve the site plan contingent upon DEQ approval as well as the following recommendations:

1. No demolition or earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.
2. Prior to issuance of any City permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.
3. The site plan shall at all times comply with city, county, state and other applicable regulations.
4. Factors and procedures relating to the proposed compensating cut at Stony Lakeside Park shall be reviewed and approved by the City Engineer, Attorney and Zoning Enforcement Officer prior to any earthwork or other related activities.
5. The northerly grain bin shall be moved south so as to comply with the required 20' setback requirement.
6. All proposed site lighting shall be fully cut-off in compliance with the Zoning Ordinance.
7. The applicant shall submit structural detail to demonstrate that the site is adequately flood proofed in accordance with Section 14.04 (B) (1) of the Zoning Ordinance.

8. Update a landscaping plan that shows landscaping to the south between the existing tree line and the Lowell Arts building on the same property.

YES: 4. NO: 0. ABSENT: 3. MOTION CARRIED.

7. **OLD BUSINESS.**

- a. Zoning Ordinance Revisions – Chapter 4.

The Commission continued further review of Chapter 4.

8. **NEW BUSINESS.**

- a. Memo provided from Andy Moore regarding the Medical Marijuana Act.

Chair Barker suggested the Commission meet with the City Council, Lowell Police Department and City Manager regarding the issues. City Manager Burns stated an attorney from Dickenson and Wright will be at the next Council meeting to explain the new law which allows dispensaries; however municipalities can opt out of this.

- b. Zoning Ordinance Revisions – Chapter 17.

Chapter 17 was tabled.

- c. Discussion regarding West Michigan Regional Planning Commission (WMRPC).

City Clerk Susan Ullery provided information regarding the possibility of joining WMRPC.

9. **STAFF REPORT**

City Clerk Susan Ullery noted homes continue to be built in Highland Hill. City Manager Burns also explained the Michigan Economic Development Corporation has a program called “Redevelopment Community Ready Program”. He and Ullery will begin training for this program in the spring.

10. **COMMISSIONERS REMARKS**

Commissioner Chambers advised that he would like to, as a group, put a letter together in support of the Showboat and send it to the DEQ. Chair Barker also suggested it be sent to Senator Dave Hildenbrand.

By general consensus, the Commission agreed.

IT WAS MOVED BY SALZWEDEL and seconded by CHAMBERS to adjourn at 8:22 p.m.

DATE:

APPROVED:

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Bruce Barker, Chair

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Susan S. Ullery, City Clerk