

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE SPECIAL MEETING OF
MONDAY, MARCH 23, 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 Dave Cadwallader, Marty Chambers, James Zandstra, John Gerard, Jim Salzwedel, Alan Teelander, and Chair Barker.

Absent: None.

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

2. **APPROVAL OF AGENDA.**

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

YES: 5. NO: 0. ABSENT: 0. MOTION CARRIED.

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

There were no comments.

4. **OLD BUSINESS.**

a. None.

5. **NEW BUSINESS.**

a. **Ronda Tire – Special Land Use and Site Plan Review.**

Neil Bowman, President of Design for Architects and representative for the project spoke in reference to Ronda Auto. The new service center will be about 10,000 square feet with hoists, alignment racks, oil change area, office and breakroom area. It will be partially heated with recycled oil. The entry will be attractive with masonry columns and a canopy. Approximately 31 parking spaces are planned for.

Dan Ronda of Ronda Auto Centers stated is excited and wants to serve the community better. Ronda Auto has an excellent staff as well.

Andy Moore of Williams and Works discussed the Site Plan with the Planning Commission and spoke regarding his memo to the Commission and reviewed the Site Plan review standards and Special Land Use Standards.

IT WAS MOVED BY CADWALLADER and Seconded by GERARD to approve the site plan with the following conditions:

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 any other fees related to the request.
3. The applicant shall maintain all required state, federal, and local permits and approvals.
4. The applicant shall comply with the stipulations of the City Fire Department and any other applicable emergency personnel regarding emergency vehicle access to the site.
5. The applicant shall comply with the standards of Section 19.06 regarding parking lot landscaping and submit an amended landscaping plan for review by the City Zoning Enforcement Officer. The applicant shall also add eight spaces and two islands or provide equivalent landscaping elsewhere on the site subject to review and approval by the Zoning Enforcement Officer.
6. The applicant shall submit lighting details to be reviewed and approved by the City Zoning Enforcement Officer.
7. The applicant shall provide a sidewalk connection to the sidewalk along Bowes Road.
8. The applicant shall provide signage to be reviewed and approved by the Zoning Enforcement Officer.

YES: Commissioner Cadwallader, Commissioner Chambers, Commissioner Zandstra, Commissioner Gerard, Commissioner Salzwedel, Commissioner Teelander, and Chair Barker.

NO: None. ABSENT: None. MOTION CARRIED.

6. **COMMISSIONERS REMARKS**

Chair Barker advised a special meeting is scheduled with the City Council on Monday, April 3rd regarding trails at 5:30 p.m. Also, the next Planning Commission meeting will be held on April 10th. An additional site plan review will be discussed.

7. **ADJOURNMENT:**

IT WAS MOVED BY SALZWEDEL and seconded by CADWALLADER to adjourn at 7:56 p.m.

DATE:

APPROVED:

Bruce Barker, Chair

Susan S. Ullery, City Clerk