

**OFFICIAL PROCEEDINGS  
OF THE  
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE  
CITY OF LOWELL, MICHIGAN  
FOR THE REGULAR MEETING OF  
MONDAY, APRIL 10, 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, John Gerard, Jim Salzwedel, Alan Teelander, and Chair Barker.

Absent: Commissioners David Cadwallader and James Zandstra.

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 GERARD to excuse the absences of Commissioners Zandstra and Cadwallader.

YES: 5. NO: 0. ABSTAIN: 0. ABSENT: 2. MOTION CARRIED.

3. **APPROVAL OF AGENDA.**

Chair Barker suggested the New Union Brewery Site Plan and Special Land Use review be discussed after Public Comments are received.

IT WAS MOVED BY TEELANDER and seconded by CHAMBERS to approve the agenda as amended.

YES: 5. NO: 0. ABSENT: 2. MOTION CARRIED.

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

IT WAS MOVED BY CHAMBERS and seconded by SALZWEDEL that the minutes of the March 13, 2017 regular meeting be approved as written.

YES: 5. NO: 0. ABSENT: 2. MOTION CARRIED.

IT WAS MOVED BY CHAMBERS and seconded by GERARD that the minutes of the March 23, 2017 special meeting be approved as written.

YES: 5. NO: 0. ABSENT: 2. MOTION CARRIED.

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

Perry Beachum of 924 Riverside Drive spoke in reference to parking lots, driveways and sidewalks. He questioned how the City could require residents and businesses to hard surface their drives while the City

has not hard surfaced some park areas after upgrades have been made. Chair Barker suggested the City research this and report back to the Commission.

## 6 **NEW BUSINESS.**

### a. New Union Brewery; Site Plan and Special Land Use Amendment.

Tyler Velting of New Union Brewery submitted an application for a site plan and special land use approval to add a temporary food kitchen trailer on an adjacent parcel (420 West Main) so as to provide limited food service to New Union Brewery located at 400 West Main Street, at the southwest corner of Hudson and West Main.

New Union Brewery's longer-term plan is to place the kitchen trailer directly behind their building and have it located entirely on 400 W. Main. This would require a variance from City Council in addition to special land use and site plan review and approval from the Planning Commission. The applicant is also proposing to add some outdoor seating to the west of the facility, which would be fenced in and landscaped.

John Bergsma of Uncle John's Vending and Concessions stated their company is the primary vendor for NASCAR. He advised they set up and manage kitchens for places that don't have the expertise. Their company will custom build an exterior kitchen, it has wheels to get it to the site, but they will make it part of the site. Bergsma advised they fall under the same guidelines as a restaurant. They are health department approved in Kent County and the State of Michigan.

Bergsma noted the structure would match the outside of the brewery.

Perry Beachum of 924 Riverside, read a letter into record from Blair and Trudy Cahoon, owners of Keiser's Kitchen, stating they were concerned with the parking at New Union Brewery. They also indicated a concern with putting a truck/trailer inside a building. It was noted the Cahoon's would be in favor of a permanent kitchen to serve their patrons. Velting stated he explained to them that this is different than a food truck and would only serve the patrons at the brewery.

Chris Bieri of 132 South Hudson also had parking concerns.

Greg Canfield of 406 N. Washington congratulated Velting on the success of New Union Brewery. He noted the patrons use the adjacent gravel parking lot and encouraged the Commissioners to require parking improvements.

Commissioner Chambers questioned what type of increase would be placed on the assessed value of the property. City Manager Mike Burns stated he would check with the assessors.

Commissioner Teelander questioned what the next step would be six months from now. Moore explained they would ask for a variance from the Zoning Board of Appeals. Assuming they receive it they then come back to the Planning Commission for a site plan amendment.

Moore reviewed the Site Plan and Special Land Use application with the Commissioners.

IT WAS MOVED BY CHAMBERS and seconded by TEELANDER to accept the Site Plan and Special Land Use as amended with 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 applicant and the site shall at all times comply with local standards and ordinances.
4. Any proposed lighting must be reviewed and approved by the Zoning Enforcement Officer prior to construction/placement of such lighting.
5. The Planning Commission considers the building at 400 W. Main to be legally nonconforming. Expansion of the facility in such a way that increases the degree of nonconformance is not permitted.
6. The permanent exterior kitchen trailer may be used for a period of time not to exceed six consecutive months.
7. The applicant shall provide a written agreement with the property owner of 420 West Main Street for the proposed use of the property consistent with this approval.
8. All previous conditions and approvals associated with New Union Brewery shall remain in effect.
9. Parking lots line finalized.
10. Installation of outdoor lighting around the service area and outside seating area.

YES: Commissioners Chambers, Gerard, Salzwedel, Teelander and Chair Barker.

NO: 0. ABSENT: 2. MOTION CARRIED.

## 7. OLD BUSINESS.

### a. Zoning Ordinance Revisions – Chapter 4.

Tabled for May meeting.

### b. Zoning Ordinance Revisions – Chapter 17.

Tabled for May meeting.

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

There was discussion on the WMRPC by the Commissioners and City Manager Mike Burns. Burns advised he spoke with other city managers and they do not see any vesting interest and he doesn't either. Chair Barker advised it doesn't fit us here in Lowell.

## 8. STAFF REPORT

There were no reports.

## 9. COMMISSIONERS REMARKS

There were no remarks.

IT WAS MOVED BY TEELANDER and seconded by SALZWEDEL to adjourn at 8:12 p.m.

DATE:

APPROVED:

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Bruce Barker, Chair

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Susan S. Ullery, City Clerk