

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, APRIL 11, 2016, 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 City Clerk Susan Ullery and the Pledge of Allegiance was recited.

Present: Commissioners Dave Cadwallader, Marty Chambers, John Gerard, Jim Salzwedel, Alan Teelander and Chair James Zandstra.

Absent: None.

Also Present: Interim City Manager David Pasquale, City Clerk Susan Ullery, Andy Moore from Williams & Works, Councilmember Jim Hodges and Bruce Barker.

2. **APPROVAL OF AGENDA.**

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

YES: 6. NO: 0. ABSENT: 0. MOTION CARRIED.

3. **APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF MARCH 14, 2016.**

IT WAS MOVED BY SALZWEDEL and seconded by CADWALLADER that the minutes of the March 14, 2016 meeting be approved as written.

YES: 6. NO: 0. ABSENT: 0. MOTION CARRIED.

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

No comments were received.

5. **OLD BUSINESS.**

a. 2016 Goals/Priorities.

Andy Moore with Williams and Works provided a brief background.

Bruce Barker went to the podium and stated that although he cannot vote until June 9, he will be at all of the meetings. He stated that there is no need to wait for his vote, as he does not want to hold anything up.

The Commission decided to table this for now so they may have more time to process all of the information they have received.

b. Proposed Amendment to the Zoning Ordinance.

Moore gave a short presentation to explain the proposed amendment to the zoning ordinance.

Commissioner Cadwallader asked about the water table and whether or not that would be an issue. Moore stated Grand Rapids Gravel would have to apply for a special land use application. Everything would be reviewed to ensure the process is safe. The change in zoning really has nothing to do with Grand Rapids Gravel. They would still have to submit site plans, etc.

Commissioner Salzwedel stated that he has spoken to many residents that this will affect and some of them would like to do something different with the property. For example, one resident mentioned having a farm. He also stated that this should not affect the taxes for the property unless the residents intend to do something to the property that increases its value.

Jim Pfaller of 810 Bowes stated that every year he has to come in and remind them that certain portions of his property are under water every year and he believes this rezoning is going to only make that process worse and that his taxes will increase.

Kathleen Burmania of 775 Grand River Drive asked for a better distinction between the floodplain districts since some flood every year, and others only flood when severe weather hits.

After further discussion the Commissioners decided that new districts needed to be developed. Moore stated he would work on getting revisions made and a revised map done.

IT WAS MOVED BY CADWALLADER and seconded by GERARD to create a new zoning ordinance.

YES: 6. NO: 0. ABSENT: 0. MOTION CARRIED.

6. NEW BUSINESS.

a. Site Plan Review – BGR Investments, LLC.

Brent Slagell submitted an application for site plan review to open a restaurant/brew pub at the corner of Main Street and Washington Street in the east half of the old Superior Furniture building. He does not plan to do anything to the outside of the building other than build a front porch/patio.

Andy Moore discussed the background a bit and went over his memo on the matter.

No public comments were received.

IT WAS MOVED BY CADWALLADER and seconded by TEELANDER to approve the proposed site plan as presented with the conditions noted below.

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 special land use shall at all times comply with city, county, state and other applicable regulations.
- 4. Signage shall be submitted to the Zoning Enforcement Officer for review prior to installation.
- 5. The Planning Commission may require the applicant to replace any trees that are proposed to be removed for the patio.
- 6. The dumpster shown on the site plan must be submitted for zoning administrative approval. There must be fencing on all four sides.
- 7. A landscaping plan must be submitted prior to the build.
- 8. Any other conditions deemed necessary by the Planning Commission.

YES: 6. NO: 0. ABSENT: 0. MOTION CARRIED.

7. **STAFF REPORT.**

There was nothing to report.

8. **COMMISSIONERS COMMENTS.**

The new Commissioners were welcomed.

IT WAS MOVED BY CADWALLADER and seconded by SALZWEDEL to adjourn at 7:40 p.m.

DATE:

APPROVED:

James Zandstra, Chair

Susan S. Ullery, City Clerk