

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, NOVEMBER 9, 2015, 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 Shannon Hanley and the Pledge of Allegiance was recited.

Present: Commissioners Dave Cadwallader, Kelli Carney, James Zandstra, John Gerard, Jim Salzwedel and Chair Shannon Hanley.

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

3. APPROVAL OF AGENDA.

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

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

4. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF SEPTEMBER 4, 2015.

IT WAS MOVED BY CADWALLADER seconded by SALZWEDEL that the minutes of the September 4, 2015 meeting be approved as written.

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

5. PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA. No comments were received.

6. OLD BUSINESS

No old business to report.

7. NEW BUSINESS

- a. Redevelopment Liquor License Approval Process. City Manager Howe discussed the step-by-step process staff would take in making a recommendation to the City Council on whether or not they would recommend a developmental liquor license to the Liquor Control Commission. As part of the process, the Planning Commission has been included and will be notified of such an application.

It is important for the City to consider how many of these licenses do we want and should there be a cap in place. This is a policy issue and the Commission should be involved.

- b. Discussion of Potential Zoning/Ordinance Changes. Howe discussed the 2015 Planning Commission goals/priorities and potential zoning changes.

It was also noted that it has been approximately seven years since the Master Plan was updated. Every five years the Commission needs to determine whether or not an update needs to occur. A copy of the Master Plan will be delivered to each Commissioner prior to the next meeting.

Williams and Works Planner Andy Moore briefly discussed a recent Supreme Court decision regarding signs. This may be something the Commission would want to further review. The issue involves the content of signs.

- c. Zoning Changes for Grand Rapids Gravel. Moore discussed the steps the City must take before Grand Rapids Gravel can apply for the necessary special land use permit to extract natural resources from their property located at 2104 Bowes Street SE. Grand Rapids Gravel has expressed interest in mining the property to create a pond, and eventually to construct a residential development adjacent to it. Next steps include amending the city's official zoning map and amending the Zoning Ordinance text.

The following steps were recommended:

1. Amend the City's official zoning map to accomplish the following:
 - a. Illustrate the 100-year floodplain as an overlay district, as in Section 14.02 of the Zoning Ordinance. The boundary of the overlay must coincide with the actual 100-year floodplain, as determined by FEMA. This can be accomplished using digital maps from FEMA and GIS.
 - b. Rezone the property currently zoned Floodplain to another district as deemed appropriate by the Planning Commission. This will be necessary due to item (a) above, and can be accomplished at the same time.
 - c. At the City's option, the map could further be edited and refined to illustrate all the rezonings that have occurred over the years that were never updated on the City's official maps.

By general consensus, the Commission agreed to move forward.

- d. Text Amendment to Zoning Ordinance - Breweries. Moore explained there has been recent interest in brewing and selling beer at retail in a brew pub facility or simple brewing it and selling it to restaurants. The ordinance currently does not reference brewing beer and distributing it to restaurants. If the Planning Commission so chooses, the ordinance could be amended to allow breweries either by right or by special land use. Moore also questioned what districts this would be allowed in.

By general consensus, the Commission agreed to move forward with breweries being allowed as a special use.

8. **STAFF REPORT.** City Manager Howe stated the Arbor Board recently adopted recommendations for tree planting. The Planning Commission should be aware of these when reviewing site plans.

9. **COMMISSIONERS COMMENTS.** No comments were received.

IT WAS MOVED BY CADWALLADER and seconded by GERARD to adjourn at 7:51 p.m.

DATE:

APPROVED:

Shannon Hanley, Chair

Susan S. Ullery, City Clerk