



301 East Main Street  
 Lowell, Michigan 49331  
 Phone (616) 897-8457  
 Fax (616) 897-4085

CITY OF LOWELL  
 PUBLIC NOTICE

The City of Lowell Planning Commission-Citizen Advisory Committee will conduct a public hearing at Lowell City Hall, located at 301 East Main Street, Lowell, MI 49331 on Monday, May 9, 2016 at 7:00 PM concerning a proposed amendment to the City's Zoning Ordinance. The following provides a summary of the proposed amendment and its regulatory effect:

- It allows for "Removal and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources" as a special land use in the I-General Industrial District
- It amends various sections of the F-1 Floodplain District to clarify that this district is an overlay district, to allow only those uses permitted in the underlying zoning district, and to clarify several provisions relating to standards for development within the Floodplain District.
- It amends Section 17.04(c) of relating to special land use provisions for "Removal and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources" such to clarify that earth removal shall not alter predominate drainage patterns or cause drainage impacts to adjoining properties, and to require an applicant to propose an end use plan for a property on which mineral resource removal activities are proposed.
- It creates a new zoning district called "RE – River's Edge" which allows for limited types of open space development types and accessory buildings to occur.
- In addition, the amendment rezones all properties currently zoned F-1 Floodplain to other zoning districts in order to be consistent with the language of the Zoning Ordinance. The following table illustrates the extent of the proposed rezonings:

Parcel ID	Address	Current Zoning	Proposed Zoning
41-20-10-100-015	2104 Bowes Rd	F-1 Floodplain	I-General Industrial and RE Rivers Edge
41-20-11-106-002	812 Bowes Rd	R3 Multiple Family Residential and F-1 Floodplain	R3 Multiple Family Residential and RE Rivers Edge
41-20-11-126-003	500 S Hudson St	R3 Multiple Family Residential and F-1 Floodplain	R3 Multiple Family Residential and RE Rivers Edge
41-20-11-251-001	499 Dansville Ave	F-1 Floodplain	RE Rivers Edge
41-20-11-203-001	925 S Hudson St	F-1 Floodplain	RE Rivers Edge
41-20-11-227-007	775 Grand River Dr	F-1 Floodplain	RE Rivers Edge
41-20-11-230-001	675 Grand River Dr	F-1 Floodplain	RE Rivers Edge
41-20-02-440-003	504 Front St	F-1 Floodplain	PF Public Facilities and RE Rivers Edge
41-20-01-351-004	351 S Jackson St	F-1 Floodplain	RE Rivers Edge
41-20-01-307-007	125 S Division St	F-1 Floodplain	R3-Multiple Family Residential and RE Rivers Edge
41-20-01-305-009	125 S Grove St	F-1 Floodplain	RE Rivers Edge

41-20-01-305-010	950 E Main St	F-1 Floodplain	RE Rivers Edge
41-20-01-308-003	920 Railroad St	F-1 Floodplain	RE Rivers Edge
41-20-01-306-009	1001 Railroad St	F-1 Floodplain	R2-Single or Two-Family Residential and RE Rivers Edge
41-20-01-376-004	1275 Grand River Dr	F-1 Floodplain	RE Rivers Edge
41-20-01-376-003	1255 Grand River Dr	F-1 Floodplain	RE Rivers Edge
41-20-01-376-005	1295 Grand River Dr	F-1 Floodplain	RE Rivers Edge

The parcels above, as well as any other parcels in the City within the 100-year floodplain, are subject to the requirements of the Floodplain Overlay District in the City's Zoning Ordinance.

At the above time and place, all interested parties will be given an opportunity to be heard. Written comments concerning the proposed amendment may be mailed or delivered to the Lowell City Clerk, 301 East Main Street, Lowell, MI 49331 up to the date of the public hearing. Copies of the proposed ordinance amendment may be viewed at City Hall at the address noted above during normal business hours.

The City will provide necessary reasonable auxiliary aids and services to those with disabilities planning to attend upon three (3) days' notice to the City Clerk. Individuals who require such services should contact the City at the address listed above or by telephone at 616-897-8457.

Susan Ullery  
City Clerk