

**OFFICIAL PROCEEDINGS
OF THE
PLANNING-CITIZEN ADVISORY COMMISSION
CITY OF LOWELL, MICHIGAN**

For the Regular Meeting of the Planning-Citizen Advisory Commission August 28, 2006 at 7 p.m.

The Meeting was called to order at 7:01 p.m. by Chairman Jahnke and the Clerk called the Roll.

Present: Commissioners Berry, Dimmick, Doyle, Hall, LaPonsie, Mundt, Teelander and Chairman Jahnke.

Absent: None.

Also Present: City Manager David Pasquale, City Clerk Betty Morlock, DPW Director Dan DesJarden, Councilmember Jeanne Shores, and Building Inspector Doug Hopkins.

IT WAS MOVED BY HALL and seconded by LAPONSIE to approve the minutes from the regular meeting of July 24, 2006 as corrected.

YEA: 8. NAY: 0. ABSENT: 0. MOTION CARRIED.

Item #1. **APPROVAL OF AGENDA.**

IT WAS MOVED BY DIMMICK and seconded by TEELANDER to approve the agenda as written.

YEA: 8. NAY: 0. ABSENT: 0. MOTION CARRIED.

Item #2. **PUBLIC HEARING.** – None.

Item #3. **NEW BUSINESS**

A. **SITE PLAN REVIEW** - None.

B. **VARIANCES – RECOMMENDATION TO THE ZONING BOARD OF APPEALS.** - None

Item #4. **ANY OTHER BUSINESS/ON GOING BUSINESS.**

A. Review of the Off Street Parking Lighting Section of the Zoning Ordinance – Committee Update. Commissioner Jahnke stated he wishes to establish a committee meeting regarding this issue.

B. District regulation for single family dwellings in the R-3 Residential District – committee update. A committee meeting has been established for September 5, 2006.

C. Master Plan Update. The Commissioners reviewed the updated Citizen Survey based on last

meeting's comments. Commissioner Hall stated he had asked for the inclusion of the RV Park within the survey. However, it was not included. Hall suggested it be placed under #18 (I) or #16 "RV Park" "RV camping facility would be a good addition". Hall suggested Planning Consultant Jim Breukman make this determination.

Commissioner Teelander referred to #9 (H) which states "I'm concerned with growth in nearby areas effecting Lowell". She believed residential or commercial growth should be added. Hall suggested two lines be added regarding either subject. Chairman Jahnke proposed the line referring to commercial include industrial as well. By general consensus, the Commissioners approved the changes to the survey.

City Manager Pasquale suggested his email address be placed on the survey.

Jahnke noted the discussion held regarding different color survey forms being distributed. Forms sent by mail could be one color versus forms picked up at the library or City Hall being a different color. It was also noted the survey should be placed on the web site.

Commissioner Mundt suggested an ad regarding the survey be placed on the cable channel and water bills. Mundt questioned how the 600 random addresses are going to be selected. He suggested every second or third address.

Item #5. **BUILDING INSPECTOR'S REPORT**. Commissioner Hall inquired regarding the chickens at 420 Kent. He questioned why the person requesting the variance was not present. City Clerk Morlock stated she sent a variance application to the individual. There is a new law which requires the application to be received one month prior to a public hearing being held. Morlock noted there needs to be a 15 day public notice. City Manager Pasquale did not believe there was any way the variance request could be granted. In order to have poultry on a parcel, one half acre is necessary.

Morlock commented on the portable signs. Red tags are now placed on each sign indicating approval has been received as well as an expiration date.

Item #6. **PUBLIC COMMENTS**. No comments were received.

Item #7. **COMMISSIONER COMMENTS**. Commissioner Teelander received a compliment from an individual who appreciated the vacant lots near the condominiums on Bowes and Clark Street being cleaned up.

Commissioner Hall questioned what Commissioner Dimmick found out regarding the clean up of the old Third Base building. Dimmick stated he made contact with the developer who hopes to clean the area up.

Commissioner Mundt commented on an issue regarding the City of Grandville passing an ordinance which limits the length of a building permit for residential and commercial construction. He questioned

if the City of Lowell might be interested in a similar ordinance. Mundt offered to contact Grandville regarding this as well as establishing a committee. Building Inspector Hopkins stated it is questionable if one can write an ordinance, which is more restrictive than a building code. Grandville will probably be challenged at some point. Hopkins stated the building code reads a permit is good for six months and as long as there is ongoing work, the permit is good. A status inspection is performed every six months.

Mundt inquired regarding the number of Commissioners needed for a quorum. Pasquale responded one more than half.

Mundt commented on a home along Monroe. It appears there is an unattached garage being built which does not meet the required setback.

IT WAS MOVED BY HALL to adjourn at 7:32 p.m.

DATE:

APPROVED:

Clark K. Jahnke, Chairman

Betty R. Morlock, City Clerk