

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

For the Special Meeting of the Planning-Citizen Advisory Commission March 13, 2006 at 7 p.m.

The Meeting was called to order at 7:00 p.m. by Chairman Jahnke and the Clerk called the Roll.

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

Absent: None.

Also Present: City Manager David Pasquale, City Clerk Betty Morlock, DPW Director Dan DesJarden, Councilmember Jim Hodges and Councilmember Jeanne Shores.

Item #1. **725 BOWES – SCHNEIDER MANOR – CONSTRUCTION OF AN EIGHT UNIT APARTMENT BUILDING.** Schneider Manor proposed to construct an additional eight unit (all two bedroom) apartment building off Bowes in this special meeting. Chairman Jahnke explained the Planning Commission requires a fee when a special meeting is called for a site plan review.

Commissioner Mundt questioned why the City would waive \$250 on an \$800,000 project. Commissioner Hall explained the City has a history regarding this particular project because of its community contacts. Commissioner Teelander also questioned the reason. Chairman Jahnke stated Schneider Manor is good to the community. Hall noted the facility has been pointed out during Mayor Exchange Day as a point of pride for the community. Schneider Manor is a non profit organization. City Manager Pasquale explained the complex was started through a bequest from the Schneider family which provided funds for the facility. The apartments are available for senior citizen housing for the City and Lowell Township residents. It is unique in that there are no federal subsidizes involved. It is strictly a private non profit corporation. The facility has been in the City for a number of years and has helped upgrade a portion of the City where there was once substandard homes. The housing provides rental property to senior citizens of the community at a low rate. Jahnke noted the Planning Commission has waived the site plan review for others as well.

Commissioner Berry questioned the reason for the urgency. On behalf of Schneider Manor, Ray Zandstra of 423 King Street, explained their desire to obtain a building permit on Tuesday, February 28, 2006. It is best to have the building done before winter so seniors are not moving into their new homes during bad weather.

Mundt questioned if Schneider Manor pays property taxes. Zandstra explained Schneider Manor is tax exempt. All rent money goes back into repair and maintenance of the buildings. Any interest received is applied toward the loan of the new building, which takes 5 to 6 years to pay off.

IT WAS MOVED BY HALL and seconded by BERRY to waive the fee to Schneider Manor regarding the special meeting to review the site plan.

YEA: 9. NAY: 0. ABSENT: 0. MOTION CARRIED.

Pasquale explained the proposal is for an eight unit (all two bedroom) apartment building off Bowes. Currently, there are 84 apartment units and thus 92 will be in Schneider Manor. With 14.7 acres, the complex could have as many as 147 units. The set backs, building heights, minimum lot area, minimum lot width, minimum floor area and parking have been reviewed. The proposed development meets all zoning requirements.

The owners are asking for waivers on the following:

- All lot and/or property lines with dimensions, including building setback lines
- Existing zoning of all properties abutting the subject property
- Location of existing and proposed vegetation and screening
- Contour intervals at 5 foot – (waived on previous site plans)

Zandstra noted there are approximately 30 trees which need to be removed in order to construct the building.

Jahnke commented on the property lines. Zandstra stated he would provide the dimensions of the property around the perimeter if needed in order to approve the plan. Jahnke referred to the building set backs of what is being built. He was unsure if a waiver was necessary for the setbacks as long as the Commission was sure what the setbacks were.

Commissioner Berry questioned if there would be any environmental questions with the building being less than 30 feet from Cherry Creek. Jahnke stated a soil erosion permit would need to be obtained. Zandstra noted this issue was discussed with Kent County Road Commission. The Commission indicated they prefer buildings to be no closer than 10 feet from a creek. The trees between the creek and building will not be removed.

Commissioner Teelander questioned if creek floods over. Zandstra responded the creek has not flooded since the 1980's. He noted the creek travels underneath Brook Street.

IT WAS MOVED BY HALL and seconded by GRIMM to approve the four waivers as requested for the Schneider manor project.

YEA: 9. NAY: 0. ABSENT: 0. MOTION CARRIED.

Commissioner Schmaltz suggested the waiver items be met the next time a building is proposed. Zandstra noted the issues are on the site plan check list which needs to be addressed.

Commissioner Dimmick questioned the vacation of Ottawa Street. Does this mean it is still City property? Pasquale responded no, it is no longer City property. When a street is vacated, it returns to the property owners.

Zandstra noted there is one car port unit and one open air space for every apartment.

DPW Director Dan DesJarden questioned the access direction of the trucks during construction of the project. Zandstra believed the vehicles would enter through Brook Street. DesJarden noted the DEQ as well as through soil erosion permits require the road be swept from runoff and debris.

Zandstra questioned if Brook Street should be terminated with a cul-de-sac. DesJarden stated Schneider Manor could officially request this to the City.

Jahnke inquired regarding an agreement, other than a bond, which would provides repairs to the street, if damage occurs during construction. Pasquale explained repairs are difficult to enforce without a bond. There is also a performance bond for the public improvements (waived previously). A performance bond and street bond need to be considered, as part of the site plan approval.

Mundt was concerned with the number of parking spaces proposed. Pasquale explained there is an existing car port with 16 spaces, which can be used for the new building.

Jahnke questioned if a performance or street bond needed to be obtained. DesJarden stated one is necessary for the maintenance of the road during construction. Both parties review the conditions prior to and after the project is completed. DesJarden noted he was concerned with construction trucks causing damage near Ottawa and Brook Street when turning.

Pasquale stated the City will need an estimated amount for the public improvements if it is decided not to waive the bond.

IT WAS MOVED BY HALL and seconded by BERRY to approve the Schneider Manor site plan as submitted with a waiver on the public improvements, but with a requirement of having a street maintenance bond issued for Brook Street, if necessary.

YEA: 9. NAY: 0. ABSENT: 0. MOTION CARRIED.

It was noted DesJarden will provide requirements for the bond.

IT WAS MOVED BY TEELANDER to adjourn at 8:11 p.m.

DATE:

APPROVED:

Clark K. Jahnke, Chairman

Betty R. Morlock, City Clerk