

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

For the Special Meeting of the Planning-Citizen Advisory Commission October 5, 2006 at 7 p.m.

The Meeting was called to order at 7:02 p.m. by Chairman Jahnke and the Clerk called the Roll.

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

Absent: Commissioner Dimmick and Doyle.

Also Present: City Manager David Pasquale, City Clerk Betty Morlock, Councilmember Jim Hodges and Building Inspector Doug Hopkins.

IT WAS MOVED BY LAPONSIE and seconded by HALL to excuse the absences of Commissioners Dimmick and Doyle.

YEA: 6. NAY: 0. ABSENT: 2. MOTION CARRIED.

Item #1. **1188 LINCOLN LAKE – IMPACT CHURCH – CONSTRUCTION OF SANCTUARY ADDITION AND PARKING LOT.** Impact Church has presented a plan which involves the addition of a new sanctuary which will hold 284 seats. Most of the addition is in Vergennes Township. However, there is a 12 space parking area which lies within the City.

At its last meeting of September 25, 2006, the Planning Commission requested further information with regards to the parking area.

City Manager Pasquale explained all building permits are issued under the State Construction Code. A permit for the construction of the addition was provided from Vergennes Township. Pasquale explained the Vergennes Township Building Inspector Mark Fleet has assured the City that Building Inspector Doug Hopkins will have the opportunity to review the permit as well as all plans and inspections.

Landscaping has been provided for the twelve space parking lot. According to the ordinance, twelve spaces require one landscaped island. Landscaping is also shown for the entire parking lot. Pasquale noted the new curb cut has been approved by the Kent County Road Commission.

There had been a concern regarding the difference between the parking requirements of the City and of Vergennes Township. Vergennes Township requires one parking space for every four seats and the City requires one parking space for every three seats. According to the City's calculations this would require approximately 91 spaces and Vergennes Township would require 71 spaces. There are 53 parking spaces within the existing parking lot and twelve would be added. Documentation has been provided to both Vergennes and City of Lowell regarding the availability of off street parking, which would satisfy both requirements of the township and the City.

Joe Montambo of Progressive Engineering explained Vergennes Township hired Williams and Works

to review the site plan. It was determined a detention site was necessary. The water from the City would flow into Vergennes Township.

Lighting has been provided on the building as well as some in the parking lot.

Chairman Jahnke commented on the light fixture which was removed from the parking lot. Cy Floyd of Impact Church explained they are leasing four lights from Lowell Light and Power. He noted two of the poles were removed due to the cut in the drive. These will be replaced with stationary lights and/or City lights. Jahnke did not want a glare onto Hudson.

Commissioner Mundt read from Section 19.03 – C which states “the source of illumination in all parking lots abutting a residential district or use shall not be higher than 15 feet above a parking lot surface. All light fixtures shall be of cut off design so as to maximize the direction of light toward the ground”.

Mundt questioned the use of the existing building. Floyd stated the existing building will be used for classrooms.

Mundt inquired regarding how the parking lot spaces were calculated. Pasquale explained parking lot calculations are figured from the size of the sanctuary. This is a standard zoning rule.

Mundt commented on the request to not extend any sidewalks. Pasquale explained there are sidewalks to the drive. Beyond the drive, the sidewalks would enter into Vergennes Township. This is not a requirement of the township. It appears only natural to end the sidewalk at the driveway entrance. However, the issue can be presented to the City Council.

Mundt questioned if there was enough landscaping to meet the zoning requirements regarding a strip of land along a road. Jahnke noted 27 burning bushes are shown on the plan. He did not believe any deciduous trees were necessary in this space.

Mundt read from Section 19.06 B-2 stating “no permit will be issued for major changes to an existing parking lot unless a parking lot is made to comply with the requirements of this ordinance. A major change consists of any expansion or addition of a parking lot equal to or greater than 25 percent of the area of the existing parking lot”. Mundt questioned if this meant if there is an existing parking lot and another lot is added of such magnitude that one is expected to bring the current parking lot up to the current code. Hopkins stated he did not have the opportunity to review. Pasquale stated he reviewed the lots and it does not need to be upgraded.

Mundt questioned the drainage of the parking lot. There is curb and gutter detail shown next to the sidewalk. Is this intended to be free flow off the parking area into the surrounding grass? Jahnke explained the water will drain north toward the detention pond located in Vergennes Township.

LaPonsie questioned the appearance of the breezeway on the building. Montambo responded the breezeway will have glass on the front and concrete and masonry on the rest.

Hall believed the sidewalk should extend on Lincoln Lake, particularly in front of the Impact Church

office up through the Crystal Flash parking lot. Pasquale stated this can be included as a condition. Impact Church can seek a waiver from the City Council if they so choose. Jahnke agreed with Hall. Floyd noted there would be a paved walk way north to the doctor's offices and a paved walk toward Crystal Flash. Hopkins agreed, it makes sense to have sidewalk on Lincoln Lake. However, it was the City who decided to stop the sidewalk at its present location rather than continue it.

IT WAS MOVED BY MUNDT and seconded by HALL to approve the site plan with the provisions that the lighting be provided by Impact Church with fixtures which comply with the ordinance and not to exceed 15 feet in height and directed downward. Sidewalks are required on Hudson and Lincoln Lake across the front and back of the property which is within the City limits. The church may apply for a waiver of the sidewalk requirements. The Impact Church office should also include sidewalk along Lincoln Lake.

YEA: 6. NAY: 0. ABSENT: 2. MOTION CARRIED.

It was noted the stop work order should be lifted.

IT WAS MOVED BY HALL to adjourn at 7:41 p.m.

DATE:

APPROVED:

Clark K. Jahnke, Chairman

Betty R. Morlock, City Clerk