

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

For the Regular Meeting of the Planning-Citizen Advisory Commission on Monday, March 23, 2009 at 7:00 p.m.

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

Present: Commissioners Jahnke, LaPonsie, Noall, Schrauben and Chairman Folsom.

Absent: Commissioners Dimmick and Doyle.

Also Present: City Manager Pasquale, City Clerk Morlock, DPW Director DesJarden, and Building Inspector Doug Hopkins.

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

YEA: 5. NAY: 0. ABSENT: 2. MOTION CARRIED.

IT WAS MOVED BY LAPONSIE and supported by JAHNKE to approve the minutes of the regular meeting of February 23, 2009 as submitted.

YEA: 5. NAY: 0. ABSENT: 2. MOTION CARRIED.

Item #1. **APPROVAL OF AGENDA.** Item 6A (Joint Signage ordinance with Lowell Township) and 6B (offstreet lighting section of the zoning ordinance) were tabled until the April, 2009 meeting.

IT WAS MOVED BY LAPONSIE and seconded by JAHNKE to approve the agenda as amended.

YEA: 5. NAY: 0. ABSENT: 2. MOTION CARRIED.

Item #2. **PUBLIC HEARING.**

A. Ordinance amending the MHP, PF, C-3 and R-3 districts to included future land use designation from the master plan – public hearing. As discussed at the last meeting and directed by the Planning Commission, the ordinance amends the Mobile Home Park, Public Facilities, General Business and Multiple Family Residential districts to include future land use designations from the master plan. Specifically, this would provide:

- Manufactured Housing land use category within the MHP district text
- Parks and Recreation land use category within the PF district text
- Mixed Use land use category within the C-3 district text
- Downtown Edge land use category within the R-3 district text

Eventually, the Mixed Use and Downtown Edge will have their own zoning districts. At this point, the proposed ordinance amendment continues the linkage between the Zoning Code and the Master Plan.

After conducting a public hearing, the Commission may consider a recommendation to the City Council on this proposed ordinance.

Commissioner LaPonsie noted these are small steps in getting the Master Plan implemented.

IT WAS MOVED BY JAHNKE and seconded by SCHRAUBEN to recommend to the City Council the ordinance amending the MHP, PF, C-3 and R-3 districts to include future land use designation from the master plan.

YEA: Commissioner Jahnke, LaPonsie, Noall, Schrauben and Chair Folsom.

NAY: None. ABSENT: Commissioners Dimmick and Doyle.

MOTION CARRIED.

- B. Special Use Permit – establish Ignite Church at 2173 West Main – public hearing. Phil Struckmeyer, Pastor of Impact Church requested approval of a special use permit to establish a church-community center called Ignite Church at the Ridgeview Plaza.

Chair Folsom believed the parking issues would be much better resolved.

City Manager Pasquale questioned if Struckmeyer had spoken with the area skateboarders regarding their usage of the parking lot. Struckmeyer responded yes. The youth director from First Congregational Church has taken on this effort. Last he knew, there has not been a designated space for this. Ignite is working with the YMCA and the middle school to help meet these needs.

City Clerk Morlock received a call from a resident who was concerned regarding any type of outside event.

Commissioner LaPonsie believed this was an odd location for a church. However, it would be appropriate to have a tenant there and it would create a positive effect within the area.

Chair Folsom was in favor of the location.

IT WAS MOVED BY JAHNKE and seconded by NOALL to approve the special use permit for Ignite Church at 2173 West Main.

YEA: Commissioners Jahnke, LaPonsie, Noall, Schrauben and Chair Folsom.

NAY: None. ABSENT: Commissioners Dimmick and Doyle.

MOTION CARRIED.

Item #3. NEW BUSINESS

- A. Site Plan review – none
- B. Variances – Recommendations to the Zoning Board of Appeals – none

Item #4. ANY OTHER BUSINESS/ON GOING BUSINESS

- A. Portable, Temporary Garages - tabled. Commissioner LaPonsie suggested the Commission let Councilmember Altoft know the Commission wishes to move forward on the issue. If this is not done within the next month, the City should start enforcing the current ordinance. City Manager Pasquale wanted it noted if no action is taken by the April meeting, enforcement action will be taken.

Item #5. **BUILDING INSPECTOR REPORT.** Chair Folsom questioned the status of the vacant buildings on the river along Main Street. City Manager Pasquale explained letters have been sent out to the owners. However, no response has been received. Action needs to be taken by mid April, otherwise the building will be demolished. The City has given interested parties time to provide engineered plans to remedy the situation on the buildings. There are very serious code violations.

Building Inspector Hopkins explained the owners have until mid April to respond. If a response is not received, the City will demolish the buildings. Pasquale explained if the buildings had land underneath, the cost of demolition would be placed on the tax roll and easier to collect. He noted every effort will be made to recover the cost.

Commissioner LaPonsie asked if the removal of the two buildings would affect Springrove Variety's foundation? Pasquale was unsure.

It was noted one consideration would be to extend the riverwalk area if the buildings are demolished.

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

Item #7. **COMMISSIONERS COMMENTS.** Commissioner Noall reiterated her assistance with the joint signage ordinance with Lowell Charter Township.

Chair Folsom received information from McKenna Associates called "Michigan's Movie Moment" "Is your community ready to roll?" He also received the Urban Rural Connection, which is a group within Kent County who was formed to oversee the positive land use within Kent County.

IT WAS MOVED BY LAPONSIE to adjourn at 7:30 p.m.

DATE:

APPROVED:

Douglas L. Folsom, Chairman

Betty R. Morlock, City Clerk