

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION  
PUBLIC HEARING AND REGULAR MEETING  
DECEMBER 12, 2005**

**PRESENT:** Batchelor, Blough, Clements, Sanford, Simmonds

**ABSENT:** None

**CITIZENS:** 4

**PLANNER:** Tim Johnson – MainStreet Planning

**PUBLIC HEARING**

The public hearing for the revision and addition of Definitions and Provisions to the Lowell Charter Township Zoning Ordinances was called to order by Vice-Chairman Batchelor at 7:00 P.M.

The Notice of the Public Hearing was read by the Planning Commission Secretary.

The proposed new/amended Ordinances were presented by Township Planner Johnson. These were identified as Draft #3, which was dated December 12, 2005.

Most of the changes are in the Definition Section of the Ordinances with either new or amended definitions. These changes are important, as they provided a basis for future decisions.

The actual Ordinance Sections in Draft #3 are identified as pages 1 through 4 and Figure 4-1.

It was noted that on Figure 4-1, the 125 foot setback line should be a curve not a straight line. Planner Johnson will make this change.

It was noted that a definition of “alley” must be provided at some point in the future.

The Planning Commission had no further questions/comments at this time.

The hearing was opened for public input which included the following.

P. Blumm – Kissing Rock

-She was happy to see that some of the ordinances are being clarified.

This concluded public input.

The Public Hearing was closed at 7:22 P.M.

### **REGULAR MEETING**

The regular meeting of the Lowell Charter Township Planning Commission was called to order by Vice-Chairman Batchelor at 7:23 P.M.

#### **AGENDA:**

Simmonds moved to add approval of the November 28, 2005 workshop minutes to the agenda and approve the agenda as amended. Seconded by Blough. All in favor and the agenda was approved.

#### **PRIOR MEETING MINUTES:**

The minutes of the November 14, 2005 Public Hearing and Regular Meeting were considered. Blough moved to approve. Seconded by Sanford. All in favor and the minutes were approved as written.

The minutes of the November 28, 2005 Workshop Meeting were considered. Blough moved to approve. Seconded by Sanford. All in favor and the minutes were approved as written.

#### **ADDITIONS/REVISIONS TO DEFINITIONS/ORDINANCES:**

The Planning Commission discussed the proposed additions/changes to the definitions/ordinances.

They noted that a change to the 125-foot setback line on Figure 4-1 must be changed.

Simmonds moved that the Lowell Charter Township Planning Commission recommend to the Lowell Charter Township Board of Trustees that the amendments to the Lowell Charter Township Zoning Ordinance as presented in Draft #3 at a Public Hearing on December 12, 2005 be approved and adopted with one revision which will show the setback line on Figure 4-1 as a curve rather than a straight line. Seconded by Blough. All in favor and the motion carried.

#### **MERRIMAN REZONING:**

The Planning Commission addressed the request from Joseph Merriman to rezone property from AG-1 to AG-2.

After a great deal of discussion it appeared that two rezoning options were available.

These options were:

- Traditional rezoning – could allow any use that is allowable in AG-2
- Conditional rezoning – rezoning with conditions. Would have to begin the process again.

Tim Johnson advised that if rezoning to AG-2 did occur, the Township does have the authority to initiate a rezoning action back to AG-1. He cited the Grooters rezoning from Light Industrial to Light Industrial PUD as an example of a Township initiated rezoning.

The Planning Commission reviewed recent correspondence from the planner, the PDR Committee and the applicant. They received further input from Mr. Merriman. They continued an in-depth discussion of this situation.

Simmonds moved that the Lowell Charter Township Planning Commission recommend to the Lowell Charter Township Board of Trustees that the request from Joseph Merriman to rezone a 64 acre parcel of land located at 5214 Bancroft Avenue SE from AG-1 (Prime Agricultural) to AG-2 (Rural Agricultural) be approved as:

- Land to the west of this parcel is Master Planned for Rural Agricultural (AG-2) and some parcels are actually zoned AG-2.
- A 14-acre parcel of contiguous land immediately to the east of the subject parcel is Master Planned as Light Industrial.

Seconded by Blough. Roll call vote was:

- Batchelor Aye
- Blough Aye
- Clements Aye
- Sanford Nay
- Simmonds Aye

The motion carried.

#### **ELECTION OF PLANNING COMMISSION OFFICERS FOR 2006:**

The Planning Commission addressed the election of officers for 2006. Nominations were opened.

Sanford moved that the following slate of officers be elected for 2006:

- Chairman David Simmonds
- Vice-Chairman Mark Batchelor
- Secretary Tim Clements

No further nominations being heard, the nominations were closed. The vote for the nominated slate of officers for 2006 was unanimous. The motion carried.

#### **JOINT PLANNING COMMISSION MEETINGS:**

Planner Johnson will work on items generated from the joint planning commission meeting and provide those to the Planning Commission for review.

Planning Commission Meeting Minutes  
December 12, 2005  
Page 4

**OTHER:**

The Planning Commission will address the revisions to the Zoning Board of Appeals Ordinances.

There will not be a workshop meeting on December 26, 2005.

**CONCLUSION:**

Simmonds moved to adjourn. Seconded by Sanford. All in favor and the regular meeting of the Lowell Charter Township Planning Commission was adjourned at 8:30 P.M.

Submitted \_\_\_\_\_ Secretary  
DAVID B SIMMONDS

