

**LOWELL CHARTER TOWNSHIP
SPECIAL MEETING
MONDAY, APRIL 12, 2004**

Present: Timpson, R. Huver, J. Huver, Blough, Blumm, Regan

Absent: Fletcher

Also present: James Brown, Mika, Meyers, Beckett & Jones, Tim Johnson, MainStreet Planning, John Cornish, Planning Commission Chairman

The meeting was called to order in the Township Hall by the Supervisor, John Timpson, at 4:00 p.m.

ROBERT GROOTERS LIGHT INDUSTRIAL PROPERTY – Mr. Brown and Mr. Johnson presented three options for development of the Light Industrial property located at Alden Nash and I96. They are as follows: to rezone the property to Industrial PUD, to develop the property under the existing Industrial zoning, or the Board could impose a moratorium on all Light Industrial property to give the Board time to rezone the property and adopt any necessary amendments to the Industrial PUD text. Mr. Brown and Mr. Johnson both recommended that the property be rezoned to Industrial PUD. Mr. Bill Kozak from Moore & Bruggink was present to represent Mr. Robert Grooters. He gave an overview of the project and the projected time line for development. He stated that Mr. Grooters would not resist rezoning to IPUD. The project will be developed in three phases with the first phase to begin in the fall of 2004. The main entrance would be on Cascade Road with an additional entrance on Alden Nash. A traffic impact study is being done currently. The plan has a temporary septic system to serve Phase I and an SBR system as the next phase is built. There will be on site wells with a 250,000 gallon water tank. The plan shows that these would be public utilities. There was discussion about utilities and whether they would have to be owned by the Township. The attorney stated that they would not. The Board agreed to ask Mr. Grooters to apply for rezoning to Industrial PUD. Mr. Brown and Mr. Johnson will set up a time line to review and update the Ordinance and begin the rezoning process.

PARK – O.E. Bieri & Sons has submitted a proposal to make a 20 space gravel parking area at the park for a cost of \$9,550. The parking area would be paid for by grant money from the Lowell Area Community Fund. A permit would need to be obtained from the DEQ before construction could begin. Blumm moved, Blough seconded, pending approval of a permit from the DEQ, the bid be accepted as bid and as shown on the drawing. Motion carried.

MEETING SCHEDULE – The meeting schedule for the year needs to be approved. Meetings are currently held on the third Monday of the month at 7:00 p.m. with a workshop meeting scheduled on the first Monday of each month. There was discussion about changing the time of the meetings. R. Huver moved, Blough seconded, the meetings be left as they are at the present time. Motion carried.

ADJOURNMENT – R. Huver moved, Blough seconded, the meeting adjourn at 5:45 p.m. Motion carried.

Respectfully submitted,

Linda S. Regan, Clerk
Charter Township of Lowell

John R. Timpson, Supervisor

