

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING**  
**August 11, 2008**

**PRESENT:** Blough, Batchelor, Simmonds, Clements and Sanford  
**CITIZENS IN ATTENDANCE: 3**

The regular meeting of the Lowell Charter Township Planning Commission was called to order by Chairperson Simmonds at 7:00 pm.

**APPROVAL OF MINUTES:**

The Minutes of the Public Hearings and General Meeting of July 14, 2008 were presented for approval. Mr. Blough corrected his statement concerning discussion of an eighty foot right of way examined in connection with the Walgreens Final Site Plan Approval by removal of the word 'not'. No other corrections were offered. Mr. Sanford moved to approve the Minutes as amended. Seconded by Mr. Blough. All in favor and the Minutes as amended were approved.

**APPROVAL OF AGENDA:**

No changes were made to the agenda as presented.

**PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:**

Public comment began at 7:03 pm. No one spoke. Public comment closed at 7:03 pm.

**OLD BUSINESS**

**PORTABLE SIGN AMENDMENTS:**

Mr. Simmonds led a review of Draft #3 of the Portable Sign Regulations.

Page 1 had no changes.

On Page 2 it was determined that the flag issue needed further discussion with Tim Johnson.

On Page 3 the portable vehicle sign issue was not resolved; further discussion with Tim Johnson will be required.

On Page 4 section b of the Display Period, the final sentence should have "...but each such permit must be separated by a minimum of 30 days" removed.

Also in this section, the description of 'four day permits' should be changed to "Sunday 9 pm to Friday 6 am permit".

In the sentence beginning "In all other zoning districts..." the second sentence should be dropped (eliminating the need for a permit in these districts).

This should also remove the need for a definition of non-commercial signs.

Under Number of Signs, second paragraph, change number of allowed signs from two to one.

Under the Community Special Event Signs section, Paragraph 3, change "in" in the last sentence to "is".

On Page 5 under Off Premise Signs a paragraph 4 should be added, restricting such signs to Commercial and Industrial districts only.

Dennis Sanford will follow up on Off-premise and On-premise signs for the Agricultural district with Tim Johnson.

Next reviewed was Additional Proposed Changes to the Sign Regulations dated July 28, 2008.

With respect to Video Display Signs, Dennis Sanford will check timing on existing signs.

It was also noted that all references in the proposed sign regulations should be conformed to include Commercial, Commercial PUD and Light Industrial districts.

**DRAFT #3 OF AMENDMENTS TO UPDATE THE ZONING ORDINANCE:**

Next reviewed was Draft #3 of the Amendments to Update the Zoning Ordinance to Delete Terms Which Are No Longer Valid and to Replace Them With Current Terminology and Procedures, dated August 11, 2008. It was noted that Draft #3 was the same as Draft #2, but adding a new Section 10.

Mr. Blough pointed out with respect to Section 9 that the current Ordinance already has a Section 6.3 and that the numbering of this proposed Amendment would need to be corrected.

It was suggested that the new Section 10 make clear that it was allowing the actual changing of the term 'Zoning Administrator' throughout the Ordinance and that it is not an ordinance provision itself.

Once these final changes are made, the Planning Commission will be prepared to place this Amendment back on the table and consider recommending it to the Township Board.

**NEW BUSINESS**

**SET HEARING FOR SPECIAL LAND USE (PRICE APPLICATION):**

W.J. Price has requested the scheduling of a public hearing on his request for a special land use permit for a proposed storage facility at 5890 Alden Nash, which is zoned light industrial.

It was observed by Mr. Blough and Mr. Sanford that the Site Plan showed water runoff to the West, which raises serious concerns with the Planning Commission. After further discussion it was decided a hearing date could be set, but that Mr. Simmonds should notify Applicant of this concern to allow time for an alternative plan to be prepared before the hearing date.

Mr. Batchelor moved to set a public hearing date of September 8, 2008 on the request for a special land use permit by W.J. Price for the Lowell Township Storage Facility to be located at 5890 Alden Nash. Mr. Blough seconded the motion. All in favor and the hearing date is set for September 8, 2008.

**FUTURE PUBLIC ROAD IN SECTION 4:**

Bruce Langlois expressed his interest in placing a facility on his property in Section 4 to provide spaying and neutering veterinary services, and for parking of two to three mobile units on that parcel. His concern is that a proposed roadway, parallel to and South of M-21 West of the Walgreens project and across M-21 from the Meijer's entrance, would not leave him with enough buildable land for that use.

Mr. Blough noted that if Mr. Langlois were to apply to build such a facility, either the Township would need to allow construction or would need to purchase the proposed road.

After discussion it became clear that the exact dimensions of the property were unclear and that Mr. Langlois should prepare a simple scale sketch of the property and his proposed use of it for further discussion at the September 8, 2008 Planning Commission Regular Meeting.

**COMMISSIONER COMMENTS:**

It was determined that a workshop meeting was not required this month.

**ADJOURNMENT:**

Mr. Sanford moved to adjourn. Seconded by Mr. Blough. All in favor and the regular meeting of the Lowell Charter Township Planning Commission was adjourned at 8:38 p.m.

Submitted \_\_\_\_\_ Secretary  
Timothy Clements

Approved \_\_\_\_\_