

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING
February 23, 2008**

PRESENT: Blough, Clements, Sanford, Simmonds

ABSENT: Batchelor

CITIZENS IN ATTENDANCE: 2

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

APPROVAL OF AGENDA:

There were no changes to the agenda.

PUBLIC COMMENT:

The meeting was opened for public comment at 7:02 pm. No one spoke. Public comment ended at 7:02 pm.

NEW BUSINESS

HUNAN GARDENS/BP STATION SITE PLAN REVIEW:

Mr. David VanVeldhuizen was present for Hunan Gardens. Under discussion was the Site Plan dated February, 2009 from Hunan Gardens. The review followed the Site Plan Requirements set out in the Staff Report by Tim Johnson dated February 20, 2009.

1. A North arrow will be added to the submitted Site Plan.
2. The front lot line is to be shown on the Site Plan.
3. A note is required from the architect indicating that the storm water runoff and drainage complies with the requirements of the Kent County Storm Water Management Ordinance.
4. The location of the dumpster and proposed screening should be added to the Site Plan when it's location is determined.
5. The size of the parking sites must be added to the Site Plan.
6. The number of parking spaces must comply with the Ordinance. This number may be less than the anticipated 32 spaces depending on planned seating, which is to be submitted by Applicant. It was noted that more parking spaces can be added along the West side of the property.
7. Current pole lighting isn't full cut-off so does not comply with the Ordinance. Lighting on the building itself may also need to be added or brought into compliance, including lighting added on the rear of the building.

8. A landscaping plan needs to be submitted, showing some landscaping in the limited space available in front of the building. Less than the 12 trees and 12 shrubs might be acceptable to the Planning Commission.
9. After review and discussion, it was determined that trucks need access to the fueling pumps around the clock, and for the flow of trucks to cause the least conflict with the restaurant operations, both the East and West driveways should remain open.
10. The property owner should submit written agreement to include this property in a future sidewalk assessment district for a sidewalk on the South side of M-21, as has been done with neighboring properties.
11. Arrows indicating truck movements related to the fueling pumps will be added to the Site Plan.
12. Language will be added to the Site Plan indicating vehicle access drives in front of the building to properties to the East and West will be accommodated, when those properties are subject to site plans in the future.
13. Parking spaces shown on the Site Plan do not have to be moved closer to the building, but all spaces, when the number is finally determined, will need to be painted on the pavement.
14. Mr. VanVeldheisen indicated both the renter and the owner of the property plan to connect to city water, which is available across the front of the property.

Mr. Sanford asked about exterior changes planned for the existing building, and was advised a covered entry may be added, and the building may be repainted.

After discussion, it was determined by the Planning Commission and the Applicant that the above requirements could be met or be ready for further review by the Planning Commission in two weeks. A continuation of the Site Plan review was therefore planned for the Regular Meeting of the Planning Commission on March 9, 2009.

RV PARKING ORDINANCE:

Review of the current Ordinance grows out of enforcement concerns of Marc Larabel, who has provided the Planning Commission with materials dated February 9, 2009 and February 23, 2009.

It was noted that the problem is concentrated in Eastgate, but affects other neighborhoods as well. The initial concern of the Planning Commission is why the current Ordinance has not been enforced. It was noted that RV vehicles can be stored at reasonable cost at the Fairgrounds during the winter months, as well as on Bowes Road and possibly other locations. It was suggested that various means be used to alert people of the plan to enforce the current Ordinance to allow them time to come into compliance. It was decided that Mr. Simmonds would discuss the matter further with Mr. Larabel.

COMMISSIONER COMMENTS:

There were no commissioner comments.

ADJOURNMENT:

Mr. Sanford moved to adjourn. Seconded by Mr. Blough. All in favor and the special meeting of the Lowell Charter Township Planning Commission was adjourned at 8:03 p.m.

Submitted _____ Secretary
Timothy Clements

Approved _____