

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
January 28, 2008**

PRESENT: Blough, Clements, Sanford, Simmonds

ABSENT: Batchelor

CITIZENS IN ATTENDANCE: 1

The workshop meeting of the Lowell Charter Township Planning Commission was called to order by Chairperson Simmonds at 7:03 p.m.

REVIEW OF MASTER PLAN AND MAP:

The Planning Commission began with a review of the draft document “Chapter 4, Future Land Use Plan”, and “Chapter 5, Implementation”, which was designated the January 28, 2008 draft.

Upon review, the follow changes or questions were presented:

Chapter 4, Future Land Use Plan

Under Master Plan Concepts, the fourth bullet point refers to 'rural character'. Mr. Blough would like this phrase defined.

Under the Prime Agricultural (PA) section, Paragraph 6 starting with “Virtually all of the land...” refers to “AP” twice; this should be “PA”.

Further into the Prime Agricultural section, under the “AG-1 Lot Split Regulations” sub-section, in the first bullet point in Paragraph 2 beginning “In recent years several requests...” the word 'several' should be deleted.

In the last paragraph of the above “AG-1 Lot Split Regulations” sub-section, beginning “In consideration of this the Plan...” change the phrase “...and discussed with AG-1 zone land owners... to “...which was discussed with AG-1 zone land owners...”.

Under the “Lot Split Concept and Zoning Ordinance Amendments for Further Consideration” sub-section, first bullet point, the phrase “...if the parent parcel was over 40 acres.” should be changed to “...if the parent parcel is 40 acres or more.”

Rural Residential has no changes.

Low Density Residential has no changes.

Medium Density Residential, first sentence, “...classification is the same as...” should be changed to “...is analogous to...” to be consistent with prior sections.

In the third paragraph of Medium Density Residential the reference to “This 120 parcel...” should be changed to “This 120 acre parcel...”.

The first and fifth paragraphs of Medium Density Residential refer to “3.11 dwelling units per acre”. Further discussion and clarification of these references is required.

High Density Residential has no changes.

In the Commercial classification, last paragraph, strike the word 'strongly' from the last sentence beginning “In any event...”.

In the Industrial classification, fourth paragraph, replace “Reasons for this change are the lands in the previous plans have been actively farmed for many years;” to “Reasons for this change are lands previously planned Industrial have been actively farmed;”.

In the Public classification, the reference to Kent County owned land in Section 22 should indicate lands owned in Sections 22, 23 and 25 (the last being Pratt Lake access, 33 acres).

Also in Public classification, there are four cemeteries (include Wright Cemetery in Section 4) rather than just three..

Also in Public classification, there is additional Township property in Section 5.

In the Social/Cultural/Institutional classification, the reference to the Northeastern Sportsman's Club should indicate it is located on Grand River Drive rather than M-21.

Also in the Social/Cultural/Institutional classification, should the Veen Observatory in Section 17 be added?

Also in the Social/Cultural/Institutional classification, the Consumer's Energy strip of land on the west side of the Township is owned rather than being just a right-of-way.

In the Flood Plain classification, it is not clear if this is an overlay zone or a distinct zone; it is referred to both ways in different parts of the document under review (See also Chapter 5, numbered paragraph 3). Further discussion on this classification is required.

Future Land Use for Section 4 has no changes.

Township Trails has no changes.

Chapter 5, Implementation

Paragraph 6 beginning “Zoning represents a legal means...”, should change the word 'consist' in the last sentence to 'consists' (plural).

Under the “Monitor Sanitary Sewer Capacity” the suggestion to reduce the size of the area planned for sewer needs further discussion and may have unintended ramifications.

The Planning Commission then moved to a review of 2008 Lowell Township Master Plan Future Use Map, which was designated the January 28, 2008 version. Notations of changes on that map include the following:

Green text (street names, section numbers, etc) should be changed to black for legibility.

Kent County also owns 33 acres on the Northeast side of Pratt Lake for access purposes.

The railroad right of way on the east side of the Township should be so labeled.

Three lots in the southeast quarter of section 34 are still AG-1.

It is suggested a designation be established for property subject to Purchase of Development Rights (PDR). The ~~Harriman~~ Merriman parcel is expected to have this classification shortly.

The Rural Residential description of lands is correct in the written materials reviewed earlier, but the map is missing the corresponding RR coloring on the west side of Bancroft Avenue.

The Consumer's Energy land is owned, not a right of way as designated.

Work is needed to match the legend key colors to the map colors.

Numerous other comments and changes were noted on the map itself.

The Planning Commission would like to schedule a joint meeting with the Township Board to review the revised Master Plan at the earliest possible date, possibly as early as March if their schedule permits.

COMMISSIONER COMMENTS:

Mr. Sanford indicated that Garland Berry of the City of Lowell has expressed interest in jointly developing lighting and sign ordinances for lands comprising the M-21 Corridor.

Mr. Simmonds indicated that M. LaPonsie of the City of Lowell had expressed interest in a joint meeting with the Lowell Charter Township Planning Commission.

PUBLIC COMMENT:

The Workshop was opened for public comment at 8:30 pm. No one spoke. Public comment ended at 8:30 pm.

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ADJOURNMENT:

Mr. Blough moved to adjourn. Seconded by Mr. Sanford. All in favor and the workshop meeting of the Lowell Charter Township Planning Commission was adjourned at 8:31 p.m.

Submitted _____ Secretary
Timothy Clements

Approved _____