

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING
June 28, 2010**

PRESENT: Blough, Batchelor, Simmonds, Clements and Sanford
CITIZENS IN ATTENDANCE: 2

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

APPROVAL OF AGENDA:

There were no changes to the Agenda.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:

Public comment opened at 7:01 pm. No one spoke. Public comment closed at 7:01 pm.

DISCUSSION OF PRIVATE STREET REQUEST BY JUDY L. PITCH FOR PROPERTY AT 2622 BEWELL AVE:

Cal Becksvoort again presented for Applicant Judy Pitch. Ben and Judy Ingebretson have now joined in the original Application for the private street. The Maintenance Agreement has been finalized and executed by the Ingebretsons also.

A letter from V-TEC dated June 28, 2010 indicates their requirements have been met, and that a 100 foot section of the proposed private street is now shown as having a grade over 6 percent (7.2 percent).

Mr. Batchelor asked about updates to the Site Plan, and was advised that it now shows all road grades, brush clearances back from the roadway to be maintained, cul-de-sac plans and a straight drainage ditch line. The Site Plans have a new revision date to reflect these changes.

Mr. Clements inquired into the adequacy of the current right of way and was advised it is satisfactory. He was also told there were no lienholders to the properties which are part of this Application.

There being no further questions or comments, Mr. Batchelor moved to approve the Site Plan for the proposed private street named Firefly Woods located at 2622 Bewell Avenue, with the following conditions:

1. Escrow fees are to be paid and kept current, and

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2. The Township shall receive proof that the Private Road Maintenance Agreement has been signed by Judy Pitsch and Ben and Judy Ingebretson, and said Agreement has been recorded.

Motion seconded by Mr. Blough. All in favor and the Application for a Private Street at 2622 Bewell Ave is approved.

COMMISSIONER COMMENTS:

Mr. Simmonds updated members of the Planning Commission on discussions with the Township Board regarding outdoor furnaces, and advised that the Planning Commission has been told to proceed with its plans to draft such an ordinance.

ADJOURNMENT:

Mr. Batchelor moved to adjourn. Seconded by Mr. Sanford. All in favor and the special meeting of the Lowell Charter Township Planning Commission was adjourned at 7:29 p.m.

Submitted _____ Secretary
Timothy Clements

Approved _____