

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
November 14, 2011**

PRESENT: Batchelor, Simmonds, Clements and Edwards

DELAYED ARRIVAL: Blough

TOWNSHIP PLANNER: Tim Johnson

CITIZENS IN ATTENDANCE: 5

REGULAR MEETING

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

APPROVAL OF MINUTES:

The minutes of the Public Hearings and Regular Meeting of October 10, 2011 were presented for approval. Mr. Edwards moved that the minutes be approved as presented. Seconded by Mr. Batchelor. All in favor and the Minutes of October 10, 2011 are approved.

APPROVAL OF AGENDA:

There were no changes to the Agenda as presented.

PUBLIC COMMENT:

The meeting was opened to public comment at 7:05 pm. No one spoke. Public comment was closed at 7:05 pm.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

REVIEW OF SITE PLAN FOR A KENNEL AT 13975 28TH ST SE:

Tim Johnson summarized his report of November 9, 2011. There are questions regarding parking, lighting and rain runoff on the site. It was also noted that the addition of a new drive would need the approval of the Kent County Road Commission.

Applicants Jon and Jenny Bach then summarized their plans to the Planning Commission. They wish to construct a building for the boarding of dogs, which would include an indoor play area, the building offering sound control. When asked by Mr. Simmonds, they indicated that there would be nine indoor and three indoor/outdoor kennels in the building. Mr. Batchelor asked

about planned hours of operation. Since they will be offering boarding for dogs during weekends, holidays and extended absences, they expect to work on weekends but take time off during the week. It was noted that after construction was completed, the County would inspect the premises prior to approving a license for kennel operations.

Mr. Blough joined the other members of the Planning Commission at 7:13 pm.

In discussing the driveway options, it was noted that there is an existing circular drive, and a water well where the parking lot would be. Applicants felt that they could work around the water well when planning parking.

Members of the Planning Commission then proceeded to review with the Applicants the Requirements set forth in Tim Johnson's report of November 9, 2011.

Requirement 1 addressed parking. Applicants agreed that they could provide six regular parking spots and one handicap parking spot with appropriate signage.

Requirement 2 required information on any proposed outdoor lighting. There are plans for outdoor security lights (motion sensitive) and one lamp post for the parking area. A full lighting plan was not deemed necessary, but their builder will show that lighting is shielded (cut sheets will be provided).

3. Requirement 3 addressed water runoff. The surface is sandy soil with vegetation. The site plan will indicate that rainwater runoff will be directed towards the back of Applicants' property so as not to flow onto adjoining property.

4. A driveway permit from the Kent County Road Commission will need to be presented to the Township before construction begins. A circular drive with two entrances onto 28th Street is the preferred approach although not required.

5. As previously discussed, parking will be comprised of six regular parking spaces and one handicap parking space.

6. While it was decided that crushed gravel would be consistent with the neighborhood, it was felt that crushed asphalt would be a better surface for nearly the same price.

7. It was noted that the Applicants would require a sign permit from the Township before placing the allowed free-standing sign on the premises.

When asked about the separate septic system shown for the kennel building, Applicants advised that this was a requirement of the Health Department.

There being no further questions or comments, Mr. Clements moved to approve the Site Plan of November 3, 2011 for a dog kennel at 13975 28th Street as presented by Jon and Jenny Bach, subject to the following conditions:

1. The Site Plan shall be amended to show six regular parking spaces and one handicap parking space with appropriate handicap signage.
2. The Site Plan shall be amended to show outdoor security and parking lighting with full cut-off lighting fixtures (cut sheets to be provided). A full formal lighting plan is not required.
3. The Site Plan shall be amended to show rainwater runoff directed to the rear of the subject property to avoid runoff onto neighboring properties.
4. Evidence of approval of the proposed driveway by the Kent County Road Commission will need to be provided to the Township before construction begins.
5. A crushed asphalt driveway is preferred for formation of a permeable, dustless driveway although crushed gravel is also permitted; solid asphalt or concrete is not required.
6. A revised Site Plan showing the changes required above shall be submitted to the Township and shall meet the approval of the Township Supervisor.
7. Site Plan approval is further subject to approval of the proposed kennel by the Lowell Township Board, and the granting of a kennel license after completion of construction by Kent County.

Motion seconded by Mr. Batchelor. All in favor and the Site Plan is approved subject to the stated further requirements.

PLANNING COMMISSION PROJECT LIST FOR 2012:

Tim Johnson provided an updated list of remaining projects which could be addressed by the Planning Commission in 2012. After review and discussion, it was decided that the following projects could be addressed in 2012:

1. Amend Prime Ag, Rural Ag and R-1 Chapters of Zoning Ordinance to reflect the fact that the State of Michigan Agricultural Commission now regulates placement and operation of intensive farming operations such as feed lots and manure storage facilities.
2. Amend the Zoning Ordinance in Chapter 4 to provide more stringent standards for construction within the 100 year flood plain. It was suggested that the flood plain might be made into a separate zoning district.
3. Develop a noxious weed/lawn cutting ordinance.

4. Address shared drives to coordinate with the private road ordinance.

COMMISSIONER COMMENTS:

No workshop meeting will be held on November 28, 2011.

Mr. Edwards noted that that the LED sign on I-96 just over the line into Ionia has gotten bright again.

It was mentioned that Plainfield Township also does not now allow medical marijuana dispensaries.

ADJOURNMENT:

Mr. Edwards moved to adjourn. Seconded by Mr. Batchelor. All in favor and the regular meeting of the Lowell Charter Township Planning Commission was adjourned at 8:11 p.m.

Submitted _____ Secretary
Timothy Clements

Approved _____