

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION**  
**SPECIAL MEETING**  
**July 24, 2006**

**PRESENT:** 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 7:07 p.m.

**RESOLUTION CERTIFYING NEW ZONING MAPS**

The Planning Commission reviewed updated Township zoning maps prepared by V-Tech based on information current as of June 16, 2006. The following comments and questions were offered:

- The Veen observatory is located on a small leased parcel of land with a driveway, and does not own the entire parcel as shown on the presented maps. It is suggested that the observatory be labeled with an arrow pointing to a "dot" where the observatory is actually located, rather than marking the entire parcel.
- The park labeled "Riverfront Township Park" on the maps is actually named "Grand River Riverfront Park".
- In the NW ¼ of Section 31, it was questioned whether the zoning follows the Consumers Power Right of Way, so as to include a thin wedge of land in the zone. It was also questioned whether Consumers Power owns just a right of way, or has actual ownership of the strip of land in which it's lines are located.
- The Key for the map indicates there should be a symbol for the flood hazard line along the river; no such symbol or line is shown on the map. The Planning Commission would like the flood hazard line shown on the maps.

It was concluded that the above issues should be addressed by V-Tech before the new zoning maps could be approved.

**AG-1 ZONING REGULATIONS**

The Planning Commission has begun discussing current zoning regulations in the Ag-1 zoning district, the possible need to revise those regulations, and possible alternative zoning regulations. Discussion centered around materials provided by Mr. Clements dated June 26, 2006 proposing mixed Ag-1 PUD and 10 acre minimum lot size options, and those provided by MainStreet Planning dated July 19, 2006, proposing three alternatives (sliding scale lot sizes, Ag-PUD, and limits on parcel splits).

Extensive discussion based on these materials led to the following observations and conclusion:

- Mr. Simmonds noted that Alternative 1 by MainStreet Planning would allow 32 homes per section in the Ag-1 zoning district, whereas Alternative 2 would allow 128 homes per section under the

Ag-PUD or 64 homes under 10 acre parcels. Mr. Simmonds would not like to see that much homebuilding in the Ag-1 zoning district.

- Mr. Clements elaborated on the considerations behind his suggestions, but agreed that the number of homes allowed might need to be limited.
- Mr. Sanford did not care for ten acre lots. He also felt that Planning Commission efforts should be thought of as open space preservation rather than farm preservation.
- There was general concern expressed about a fixed number of non-farm homes being allowed and the potential for such a rule to start a 'race' to get the available parcels first.

It was concluded that MainStreet Planning should draft a survey incorporating Alternatives 1 and 2 which would be reviewed by the Planning Commission before being sent out. The survey should also include the current Ordinance restriction on non-farm homes in the Ag-1 zoning district.

**ADJOURNMENT:**

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

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

Approved \_\_\_\_\_