

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
MARCH 13, 2006**

PRESENT: Batchelor, Den Houter, Clements, Sanford, Simmonds

ABSENT: None

PLANNER: Tim Johnson – MainStreet Planning

CITIZENS IN ATTENDANCE: 4

PUBLIC HEARING

The public hearing to amend the Lowell Township Zoning Ordinance governing private streets was called to order by Chairman Simmonds at 7:00 p.m.

The Notice of Public Hearing was read by the Planning Commission Secretary.

The proposed Draft #5 of the Amendments to Private Street Regulations was presented by Township Planner Johnson.

The Planning Commission had no questions or comments at this time.

The hearing was opened to public input at 7:16 p.m. which included the following:

Dick Huver stated that Whispering Hills Phase 4 would be before the Planning Commission soon, and that the street involved should be required to have a cul-de-sac rather than just a dead end street.

This concluded public input.

The Public Hearing was closed at 7:20 p.m.

REGULAR MEETING

The regular meeting of the Lowell Charter Township Planning Commission was called to order by Chairman Simmonds at 7:20 p.m.

AGENDA:

Sanford moved to approve the Agenda as presented. Seconded by Batchelor. All in favor and the Agenda was approved.

APPROVAL OF MINUTES:

The Minutes of the Regular Meeting of February 13, 2006 were presented for approval. Batchelor moved that the minutes be approved as presented. Seconded by Sanford. All in favor and the Minutes were approved.

The Minutes of the Public Hearing and Special Meeting of February 27, 2006 were presented for approval. Batchelor moved that the minutes be approved as presented. Seconded by Sanford. All in favor and the Minutes were approved.

PRIVATE STREET AMENDMENTS:

The Planning Commission discussed the proposed Draft #5 of the Amendments to Private Street Regulations.

Batchelor noted the need for some formatting corrections in Draft #5, but otherwise had no changes to the content. No other members of the Planning Commission offered any comments or changes.

Sanford moved to recommend to the Township Board of Trustees Draft # 5 of the Private Street Regulations as presented at the Public Hearing of March 13, 2006. Seconded by Batchelor. All in favor and the proposed private street amendments were recommended to the Township Board of Trustees for approval and enactment.

OFF STREET PARKING ORDINANCE:

Consideration of the proposed Off Street Parking Ordinance Draft #1 dated February 27, 2006 was continued from the February 27, 2006 Special Meeting. The draft ordinance was presented by Township Planner Johnson.

In the course of discussions the following changes and issues were addressed:

- Section 4.9.5.A, paragraph 2, should allow use of new paving materials with Planning Commission's approval (examples are reinforced turf and pervious concrete).
- Section 4.9.6.G needs to explicitly exclude residentially zoned properties from this setback requirement.
- Sections 4.9.7.B.e,f concerning parking spaces for schools, should be researched further to determine current parking recommendations by school building architects.
- Section 4.2.7.A as it currently exists in the Ordinance, concerning parking of commercial vehicles in higher density residential areas, needs to address number of commercial vehicles allowed, weight capacity of allowed vehicles, and prevention of tractor-trailer parking.

The proposed Off Street Parking Ordinance will need further revision before setting a public hearing date.

LANDSCAPE ORDINANCE:

Consideration of the proposed Landscaping Ordinance Draft #1 dated February 27, 2006 was continued from the February 27, 2006 Special Meeting. The draft ordinance was presented by Township Planner Johnson.

In the course of discussions the following changes and issues were addressed:

- Existing Section 4.3.2.F of the Ordinance should be moved from this proposed amended landscaping ordinance to the general provision section of the Ordinance, to be addressed at a future date.
- Section 4.3.2.h.2 needs to state that fences are to be solid.

The proposed Landscaping Ordinance, with the changes noted, will be set for public hearing on April 10, 2006.

PUBLIC COMMENT:

The meeting was opened to public comment at 8:28 p.m. Four members of the public spoke. Public comment ended at 8:48 p.m.

COMMISSIONER COMMENTS:

Chairman Simmonds opened the meeting to Commissioner comments at 8:49 p.m.

Den Houter advised the Planning Commission that the recently proposed amendment to the Billboard Ordinance had been approved and enacted by the Township Board of Trustees and would take effect seven days after publication.

Simmonds indicated that a request for rezoning of land on Kissing Rock Road from Ag-2 to R-1 was in progress. No action can be taken on this matter until members of the Planning Commission receive the application and supporting materials for review.

Simmonds asked if anyone had an update on installation of down lighting on a flagpole at the Lowell Mobil Mart. No one had further information to offer.

It was determined that there was no need for a meeting of the Planning Commission on March 27, 2006.

ADJOURNMENT:

Batchelor moved to adjourn. Seconded by Sanford. All in favor and the regular meeting of the Lowell Charter Township Planning Commission was adjourned at 8:56 p.m.

Submitted _____ Secretary
Timothy Clements

Approved _____