

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
November 13, 2006**

**PRESENT:** Blumm, Batchelor, Simmonds, Clements and Sanford

**ABSENT:** None

**CITIZENS IN ATTENDANCE: 3**

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

**APPROVAL OF AGENDA:**

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

**APPROVAL OF MINUTES:**

The Minutes of the October 9, 2006 Public Hearing and Regular Meeting were presented for approval. Mr. Sanford moved that the minutes be approved as presented. Seconded by Ms. Blumm. All in favor and the Minutes as presented were approved.

**PUBLIC COMMENT:**

Public comment began at 7:03 p.m. No member of the public spoke. Public comment ended at 7:04 p.m.

**REPORT FROM SUBCOMMITTEE RE JOINT SIGN ORDINANCE:**

Mr. Batchelor reported that no word had yet been received from Clarke Jahnke, Chairperson of the City of Lowell Planning Commission, concerning the proposed joint sign ordinance discussions. Mr. Batchelor will contact the City of Lowell again to attempt to arrange a joint meeting, as well as to obtain a copy of the City's current sign ordinance for review. If no response is received from the City of Lowell, Lowell Charter Township will proceed on it's own to review it's sign ordinance.

**COMMISSIONER COMMENTS:**

Ms. Blumm reported on possible sand and gravel mining operations on the Roanoke Ranch property (permanent parcel # 41-20-09-100-018), and presented photos of those operations by the Township Accessor, and the opinion of the Township Building Inspector that the operations in the photos were mining operations. Mr. Simmonds noted that the operations would only constitute mining operations if the sand or gravel was being removed from the premises, and not just used in other areas of the premises. It was noted that mining requires a special use permit, and that a parcel of land can only have one special use permit on it. These operations will be added to the pending application for a special use permit by Roanoke Ranch for a day camp as an Open Item to be addressed.

Ms. Blumm also reported an email from Kendra Wills of United Growth for Kent County inviting members of the Planning Commission to their morning session on November 21<sup>st</sup> to discuss the growth and activities of the organization over the next five years.

Mr. Batchelor updated the Planning Commission on his contact with Future Farmers of America at Lowell High School, to determine if there was student interest in a project on future use of farmland in Lowell Township. No definite response has been received yet on this inquiry, but one is expected.

Mr. Sanford expressed his opinion that the operations by Roanoke Ranch may not technically be considered mining yet, but agreed with Ms. Blumm that further investigation into the operations should be pursued by the Township.

Mr. Batchelor inquired into the status of the J&H Oil Company septic issues, and was advised by Mr. Simmonds that a fence now surrounds the area where treated waste was being sprayed, and that signs had been posted to keep people out of the fenced area. Mr. Simmonds further reported that J&H Oil Company was not compliant with their Site Plan as too few trees had been planted out front of the facility. Mr. Johnson will be talking to them about the need for additional trees along Alden Nash Ave.

Mr. Batchelor also asked about the status of the Roodevelt request for a home in the Ag-1 zoning district after the last hearing, and was advised by Mr. Simmonds that another hearing was likely, after Mr. Roodevelt had had an opportunity to address further issues raised at the last hearing. Ms. Blumm was of the belief that the subject property had been farmed by the Blough family until the land had been sold. She also suggested that the Right to Farm Act may override township restrictions on building a barn on premises prior to building a home on those premises.

It was determined that a Workshop Meeting of the Planning Commission would not be required this month.

**ADJOURNMENT:**

Mr. Batchelor moved to adjourn. Seconded by Mr. Sanford. All in favor and the regular meeting of the Lowell Charter Township Planning Commission was adjourned at 7:26 p.m.

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

Approved \_\_\_\_\_