

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
JULY 11, 2005**

PRESENT: Batchelor, Blough, Cornish, Sanford, Simmonds

ABSENT: None

CITIZENS: 5

PUBLIC HEARING

The Public Hearing for Phase 4 of the Whispering Hills Sub-Division was called to order by Chairman Cornish at 7:00 P.M.

The developer was represented by Ron DeVries of Dykema & Associates.

The Planning Commission reviewed the Site Plan dated May 20, 2005 for Phase 4, which includes an additional 27 lots.

Mr. DeVries advised that in Phase 4, they will do the following:

- They will include street lights. They will also install street lights in Phases 1, 2 and 3. They now have Township approval for the type of lights to be installed.
- They will attempt to preserve a tree line on the west side of Phase 4.
- They will show the placement of fire hydrants on the final site plan. They will follow the Township standards for the hydrants.
- All lots have an 80-foot width at the building front yard set back line.

The Public Hearing was closed at 7:19 P.M.

REGULAR MEETING

The regular meeting of the Lowell Charter Township Planning Commission was called to order by Chairman Cornish at 7:20 P.M.

APPROVAL OF PRIOR MEETING MINUTES:

The minutes of the June 13, 2005 regular meeting were considered. Sanford advised that in the Quality Express-Overbeck Car Wash section the statement "the building will have masonry front and sides with a shingle roof" should be modified to read "the building will have decorative masonry front and sides with a shingle roof". Batchelor moved to approve the minutes as amended. Seconded by Blough. All in favor and the minutes were approved as amended.

WHISPERING HILLS – PHASE 4:

Simmonds moved that the Lowell Charter Township Planning Commission approve the Whispering Hills Phase 4 Preliminary Plan dated May 20, 2005, with the following conditions:

1. Documentation will be provided to the Township that all lots in Phase 4 have sufficient frontage at the building set back line.
2. That fire hydrants are shown on the Final Site Plan.
3. That street light locations be shown on the Final Site Plan with a notation that the developer will install the street lights.
4. That a tree line to be preserved on the west side of Phase 4 be shown on the Final Site Plan.
5. All County reviews will be conducted as required.
6. Note 2 on the Final Site Plan will state "sidewalks are to be installed by the home builder prior to occupancy".

Seconded by Batchelor. All in favor and the motion carried.

GROOTERS – REZONE TO INDUSTRIAL PUD:

The Planning Commission discussed this matter.

Sanford moved that the Planning Commission set a Public Hearing for Monday August 8, 2005 for the rezoning of the Grooters property at I-96/M-50/Cascade Road from Light Industrial to Industrial PUD. Seconded by Batchelor. All in favor and the motion carried.

OTHER:

C. Blough advised that he recently attended a wetlands meeting. In the southeastern part of Michigan, many Townships have their own wetland ordinances. This is because the DEQ wants townships to control smaller wetlands (less than 5 acres). By December 2006, the State wants to have wetlands in all counties mapped.

There will not be a Planning Commission Workshop on July 25, 2005.

CONCLUSION:

Simmonds moved to adjourn. Seconded by Sanford. All in favor and the regular meeting of the Lowell Charter Township Planning Commission was adjourned at 8:10 P.M.

Submitted by _____, Secretary
DAVID B SIMMONDS