

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 9, 2004**

PRESENT: Batchelor, Blough, Cornish, Simmonds
ABSENT: Sanford

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

APPROVAL OF PRIOR MINUTES:

The minutes of the Special Meeting of January 26, 2004 were considered. Blough moved to approve. Seconded by Cornish. All in favor and the minutes were approved as presented.

VANSTEE – SAND MINE – SPECIAL USE PERMIT:

Mr. and Mrs. VanStee were present to pursue a Special Use Permit for sand mining at 12108 Grand River Drive.

They advised that Nashville Construction Company will do the actual excavation and hauling of the sand.

They presented two sketch maps of the mining site on their property. They advised that the excavation is planned for 5,000 yards, although that may change.

The Planning Commission advised the VanStees that they must satisfy the requirements of the Mining Ordinance (5.3) and the Special Use Permit Ordinance (4.7) before the Commission could consider granting the Special Use Permit.

As a guide for the VanStees, the Planning Commission reviewed the requirements of the Mining and Special Use Permit ordinances with the applicants. This included the following.

MINING ORDINANCE

- 5.3.2.A.a. – Approved
- 5.3.2.A.b. – Approved
- 5.3.2.A.c. – Approved
- 5.3.2.A.d. – Approved
- 5.3.2.A.e. – Approved
- 5.3.2.B. – Approved
- 5.3.2.C. – Approved

5.3.2.C.d. The Planning Commission does want a fence and gate plan from the excavation company.

5.3.2.D.c. – The Planning Commission requires an Operational and Reclamation Plan be submitted for approval.

This includes:

5.3.2.D.b.6. –A Performance Bond in the amount of \$3,000.00.

5.3.2.D.d. –A Certificate of Insurance with possibly having the Township shown as an Insured.

The Planning Commission determined that Section 4.8 (Site Plan Review) will not apply as this is covered by the other two sections.

The Planning Commission advised the VanStees that the Operational and Reclamation Plan and presentation at the public hearing could be handled by Nashville Construction.

The Planning Commission will move forward with plans to hold a public hearing on this Special Use Permit request on Monday, March 8, 2004.

GOODWILL – FULTON STREET:

The Planning Commission reviewed a revised Goodwill site plan dated 1-30-2004. They used the Planning Commission minutes of January 26, 2004 as the standard for the review of the 1-30-2004 site plan. The revised site plan satisfies the Planning Commission's requirements and conditions.

Simmonds moved that the Lowell Charter Township Planning Commission grant final approval to the Goodwill revised site plan dated 1-30-2004. Seconded by Batchelor. All in favor and the motion carried.

ALL PRO BUSINESS SERVICES – REZONING:

No one was present to discuss this matter. The Planning Commission will await further contact.

DENHOUTER – SAND MINING – ALDEN NASH:

Mr. DenHouter presented the Planning Commission with an annual report/pictures on his Special Use Permit for a sand mining operation on Alden Nash. Batchelor moved that the Special Use Permit for the Denhouter sand mining operation be renewed for another year, into 2005. Seconded by Blough. All in favor and the motion carried.

PLANNING COMMISSION PROJECTS FOR 2004:

The Planning Commission reviewed the Main Street Planning letter of 1-26-2004, which presented proposed projects for the Planning commission in 2004.

After discussion, the Planning Commission identified the following items that they will research further at this time.

Main Street #2 – Rezone Light Industrial property at I-96 and Alden Nash to Industrial PUD.

Main Street #3 – Revise the Industrial Ordinance to refine uses allowed.

Main Street #4 – Revise the Commercial Ordinance to refine uses allowed.

Main Street #5 – Prepare an overlay zone for M-21.

Main Street #9 – Revise ordinances for construction in the 100 Year Flood Plain.

Also the Planning Commission will consider working on the following:

Sign Ordinance – D. Sanford

Mining Ordinance – J. Cornish

The Planning Commission Secretary will send a letter to Main Street Planning to get time/cost estimates on the above items.

VICTORIAN OAKS – KARP:

The Planning Commission received a letter dated 1-26-2004 from Tom Karp. This was a reply to a Planning Commission inquiry on turnarounds on shared driveways.

Mr. Karp has modified a previously approved site plan by eliminating two shared driveways and by adding three driveways onto Foreman Road and two driveways onto Victorian Oaks Drive.

The Planning Commission notes that this is a proposed change to a previously approved site plan. These proposed changes are not approved.

The Planning Commission will obtain information from Fire Chief Frank Martin related to the turnaround requirements before responding to Mr. Karp's proposed changes.

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JOINT PLANNING COMMISSION MEETING:

Chairman Cornish will contact the chairman of the City of Lowell Planning Commission (Clark Janke) to inquire about renewing the joint planning commission meetings.

CONCLUSION:

Blough moved to adjourn. Seconded by Batchelor. All in favor and the regular meeting of the Lowell Charter Township Planning Commission was adjourned at 9:30 p.m.

Submitted by D. Simmonds - Secretary