

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING
AUGUST 22, 2005**

PRESENT: Batchelor, Cornish, Simmonds

ABSENT: Blough, Sanford

CITIZENS: 16

The Special Meeting of the Lowell Charter Township Planning Commission was called to order by Chairman Cornish at 7:00 P.M.

AGENDA:

Simmonds moved to approve the agenda. Seconded by Batchelor. All in favor and the agenda was approved.

GROOTERS-REZONING TO INDUSTRIAL PUD:

The Planning Commission discussed the process to gather citizen input to the Preliminary Industrial PUD site plan. In addition to the input received at the Public Hearing (8/8/05) the Planning Commission advised that they would hear additional comments from any interested citizens.

R. Deschaine – Cascade Road

- He is disappointed that the planner is not present.
- There are more wetlands on this property than are shown on the current plan.
- The AG-2 area should be shown on the site plan.
- There should be a redesign of the scale of the homes.

D. Irwin – Cascade Road

- Have the buildings face in a different direction.
 - It will make this look better.
- Wants more landscaping along M-50.
- Move the (three) wetlands to the west on the site plan.

H. Ricci – Cascade Road

- Put the sewage treatment plant near the expressway where there are no residential homes.

L. Winzek – Cascade Road

- How much control does the Industrial PUD Ordinance have over a developer.

R. Bonga – Cascade Road

- What about buffer zones?
 - *The Planning Commission has some control over buffers.

J. Swiger – Cascade Road

-Has the Township had any contact with the DNR or DEQ regarding the wastewater treatment plant. He is concerned with ground water/well water contamination.

*The Township has not made these contacts. The developer must do that when they get ready to develop the property.

After further discussion, the Planning Commission compiled a list of recommendations related to the preliminary site plan, which will be forwarded to the Township Planner. These were as follows:

1. Place the sewage treatment plant in the southeast portion of the property (near the expressway).
2. Remove the two northern most buildings. Remove the one western most building. Reduce the number of Industrial buildings to eight. Have the front of the buildings facing the roads.
3. Remove the access/entrance road on Cascade Road.
4. Show any roads and driveways which exist on the north side of Cascade Road.
5. Show more trees and buffers around the outside of the development.

This concluded the input from the citizens and Planning Commission. This information will be provided to the Township Planner.

DOLLAWAY PLACE – BOYD PROPERTY:

L. R. Cole was present representing the developer. He presented two new plans produced by Medema VanKooten:

- Construction Plan – Revised Date 8/17/05
- Parcel Split Site Plan – Revised Date 8/17/05

The developer was seeking Planning Commission approval for a Preliminary Private Street Permit.

The Planning Commission reviewed the Vista Tech report of 8/19/05 which referenced outstanding items identified in their report of 8/4/05. Larry Wilson advised that all but two items on his 8/4/05 report (Items 1 and 9) have been satisfied. Of the two remaining items, the Planning Commission determined:

- 1. This is the road frontage issue that will be discussed separately.
- 9. All of these elements are included in the new Declaration for Private Drive and Drainage Easement received on 8/22/05. The Planning Commission considered this item to be satisfied.

The Planning Commission then considered the items listed in the MainStreet Planning report of 8/3/05.

- 1. This has been completed.
- 2. This is the road frontage issue that will be discussed separately.
- 3. This is completed.
- 4. The applicant will do this once they get the Private Drive approval.
- 5. Shown on the aerial map and is satisfied.
- 6. This is satisfied.
- 7. Planning Commission approves.
- 8. There is no Item 8 on the report.
- 9. This has been satisfied.

The developer advises that they have proposed a “Detail A” road entrance on to 28th Street.

The Planning Commission then discussed the road frontage issue as identified in the Vista Tech report as Item 1 and in the MainStreet Planning report as Item 2.

This relates to Lot 3/G, depending upon which site plan is referenced.

The Planning Commission began deliberations by reviewing the Private Street Ordinance, Section 4.5.1.A, which states, in part, “In reviewing the preliminary application, the Planning Commission shall consider the impact of the proposed development.....and whether the precedent set by allowing the private street in the circumstances under consideration will adversely affect the long term development policies of Lowell Charter Township”.

The Planning Commission reviewed the memorandum of 8/15/05 from Zoning Administrator John Timpson related to his interpretation of road frontage.

The Planning Commission reviewed numerous definitions, including:

- Lot Line, Front
- Road Frontage
- Minimum Road Frontage (Section 4.1.2.)
- Note 2 (Section 4.1.2)

Chairman Cornish advised that he would prefer that the Planning Commission resolve this matter, rather than seek a decision from the Zoning Board of Appeals.

Since this request was tabled at the August 8, 2005 meeting, it needed to be removed from the table for further consideration.

Batchelor moved to remove the Dollaway request from the table. Seconded by Cornish.

AYES: Batchelor, Cornish
NAYES: Simmonds

The request was removed from the table.

Batchelor moved to approve the request for a preliminary private street permit for Dollaway Place based upon a Site Plan from Medema VanKooten with a revised date of 8/17/05, that shows all seven (7) lots have sufficient road frontage based upon an interpretation from the Lowell Charter Township Zoning Administrator of 8/15/05, although I disagree with that interpretation.

The motion died for lack of support.

Simmonds moved to table the Dollaway request for a preliminary private street permit until the full Planning Commission has had an opportunity to discuss and vote on this request. Seconded by Batcehlor. All in favor and the request was tabled.

CONCLUSION:

Batchelor moved to adjourn. Seconded by Cornish. All in favor and the Special Meeting of the Lowell Charter Township Planning Commission was adjourned at 9:35 P.M.

Submitted by _____, Secretary
DAVID B. SIMMONDS