

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING
NOVEMBER 24, 2003**

PRESENT: Batchelor, Blough, Cornish, Sanford, Simmonds

ABSENT: None

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

VICTORIAN OAKS – SITE CONDOMINIUM DEVELOPMENT:

Township Planner Tim Johnson was present. Representing Victorian Oaks were Tom Karp, Tim Cox and Paul Henderson.

The developers presented a revised site plan dated November 24, 2003. This new plan contained revisions in accordance with comments from the Township's planner (Main Street Planning) and engineer (Vista Technical Engineering).

The developers addressed items in the reports from:

- Vista Tech Engineering of 11/17/03
- Main Street Planning of 11/24/03

Vista Tech Engineering Report of 11/17/03:

- All items addressed except for Number 7. They did not change the detention basin from a 25 year storm to a 100 year storm event. They advised that the Kent County Drain Commission standard is a 25 year storm event.

Main Street Planning Report of 11/24/03:

- Various items discussed included the following:
 2. This will be a public road.
 5. This is a Site Condo development. There will not be any common elements.
 6. This will not be an issue. The houses can access both roads.
 8. They will show these at 16 feet.
 9. The site plan now shows the grading limits.
 10. They will comply.
 11. They understand and will comply related to future development.

This concluded the general discussion of this development.

The Planning Commission prepared to address two issues related to this development:

- Final Site Plan Approval
- Special Use Permit (on-site septic in R-2)

Simmonds moved that the Lowell Charter Township Planning Commission give final site plan approval to the Victorian Oaks Site Condo development of 34 lots in R-2 as depicted on a Site Plan dated November 24, 2003 from Roosien & Associates with the following conditions:

1. The Kent County Road Commission must agree to and approve Victorian Oaks Drive as a public road.
2. Lowell Township must receive three copies of a Final, Sealed Site Plan for this development. The seal must be from an engineer or registered land surveyor if any additional changes/modifications are made to the November 24, 2003 Site Plan.
3. No construction vehicles can use Woodbushe Drive during the construction of this development. They must use Foreman Road.
4. The developer must comply with Township Resolution #98/08 which requires that frontage charges referred to in this Resolution be paid at the time of construction, before service is commenced.
5. Any easement required by the Township for the construction of the water main along Foreman shall be provided to the Township before any construction begins on the property.
6. All items on the Township checklist (last dated 11/06/03) must be completed and submitted to the Township Clerk.
7. Fire Department approval of the shared drives is required. (M. Batchelor will pursue with the Lowell Fire Department.)
8. This Final Site Plan approval is only for the 34 lots shown on the site plan dated November 24, 2003. Any further development must receive Planning Commission approval of a site plan and granting of a Special Use Permit for on-site septic in R-2 Zoning.
9. It is the Planning Commission recommendation that the storm water detention be shown as a 25 year event and that the Township receives approval from Vista Tech for the storm water runoff calculations.
10. No construction may begin until all approvals are received.
11. The site plan should show the existing water main and the Lowell Township water tower on Foreman Road.
12. The Township needs copies of the easements for water mains, storm sewer and detention basins that cross private properties.

Seconded by Sanford.

AYES: Batchelor, Blough, Cornish, Sanford, Simmonds

NAYS: None

The motion with conditions carried.

The Planning Commission then considered the issue of granting a Special Use Permit for the 34 lots shown on the November 24, 2003 Site Plan. These lots will have public water and on-site septic in R-2 Zoning.

Simmonds moved that the Lowell Charter Township Planning Commission approve a Special Use Permit for 34 lots with on-site septic in R-2 Zoning as depicted on a November 24, 2003 site plan for the Victorian Oaks Site Condominium development. Seconded by Batchelor.

AYES: Batchelor, Blough, Cornish, Sanford, Simmonds

NAYS: None

The motion carried.

ADULT ENTERTAINMENT/BUSINESS ORDINANCE:

Although the Planning Commission has been working on an Adult Entertainment/Business Ordinance, it was felt that it is now time to involve the Township Planner and Attorney to move this to conclusion.

Tim Johnson will get direction on which attorney to use to finalize the ordinance.

The Planning Commission will target for a Public Hearing on this ordinance in January, 2004.

SIGN ORDINANCE:

Enforcement Officer Denning has suggested creating a temporary sign special use permit. This would allow the temporary use of signs for special occasions.

The Planning Commission discussed this request. This would probably require a change to the existing sign ordinance to allow temporary signs. C. Blough will discuss with the Township Board to get their feelings on whether the Planning Commission should pursue this request.

LIGHTING ORDINANCE:

D. Sanford advises that the Light Ordinance sub-committee is ready to present this at Public Hearing. The Planning Commission is requesting that the Township Clerk set this ordinance for Public Hearing.

CONCLUSION:

Simmonds moved to adjourn. Seconded by Cornish. All in favor and the special meeting of the Lowell Charter Township Planning Commission was adjourned at 9:40 P.M.

Submitted by D. Simmonds, Secretary