

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
NOVEMBER 28, 2005**

PRESENT: Batchelor, Blough, Cornish, Sanford, Simmonds

ABSENT: None

CITIZENS: 4

PLANNER: Tim Johnson – MainStreet Planning

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

PRIVATE STREET ORDINANCE AMENDMENTS:

The Planning Commission addressed the proposed amendments to the Private Street Section (4.5) of the Ordinance. Planner Johnson advises that it is time to address this Ordinance and make necessary changes.

The Planning Commission reviewed Draft #1 (November 14, 2005) and decisions included the following.

- Section 4.5.1. add Open Space Planned Unit Developments (OS-PUD) for private streets. Do not allow private streets in R-2 Zoning due to increased density.
- Co-ordinate the Private Street Ordinance and the private street definition to both agree on the number five (5).
- Section 4.5.2 for existing private streets still needs some revision. The Township Planner and Engineer will develop some proposals on how to deal with existing private streets.
- Section 4.5.3.A should be Clerk.
- Section 4.5.3.A.3.(i) should read “a site location map to scale which shows the location of the parcel containing the street to surrounding properties and streets and dwellings within one-half mile of the site.
- Section 4.5.3.B should require a public hearing for a private street.
- Section 4.5.3.C.2 will remove the requirement to notify the Township Supervisor 72 hours prior to construction.
- Section 4.5.3.C various subsections will have numerous minor changes.
- Sections 4.5.6 and 4.5.7 will be revised to state that a maximum of 50 lots/dwellings can be served by a private street before a second access to a development is needed.
- The Subdivision Ordinance will be revised to match the 50 lots/dwelling limit in the Private Street Ordinance.
- Section 4.5.8 will be removed from the Ordinance.

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The Planner and Engineer will make additional proposed revisions to the Private Street Ordinance and provide them to the Planning Commission for review.

OTHER:

The Planning Commission acknowledged the resignation of Chairman John Cornish and thanked him for his years of service to the Township.

CONCLUSION:

Simmonds moved to adjourn. Seconded by Batchelor. All in favor and the workshop meeting of the Lowell Charter Township Planning Commission was adjourned at 8:45 P.M.

Submitted _____ Secretary
DAVID B SIMMONDS

