

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
JUNE 9, 2003**

PRESENT: Batchelor, Blough, Cornish, Sanford, Simmonds

ABSENT: None

STUDENT REP: B. Batchelor

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 MEETING MINUTES:

The minutes of the May 12, 2003 VFW Public Hearing and regular Planning Commission meeting were considered. Batchelor moved to approve. Seconded by Simmonds. All in favor and the minutes were approved as presented.

RONALD STEVENS – SEGWUN VILLAGE:

Mr. Stevens was present to discuss this matter further. Also present was Teresa Griffin who owns property on Segwun Avenue.

Mr. Stevens wants to determine if it is feasible for him to build a residence on a parcel in Segwun Village. Information includes:

- Zoning is R-1.
 - Requires a minimum of 2 acres.
 - Requires 165 feet of road frontage.
- His parcel is 2.25 acres.
- His parcel does not have frontage on an existing public road.
- His parcel does have frontage on three (Second, Oak, Catherine) paper roads.
 - Frontage on the paper roads is:
 - Second Street – 200 feet
 - Oak Street – 470 feet
 - Catherine Street – 209 feet
- The parcel is 41-20-11-326-003.

The Planning Commission discussed this in great detail. Options included purchasing appropriate frontage on Segwun Avenue from Ms. Griffin as well as using the paper road(s) for frontage.

The Planning Commission reviewed a precedent set on the Manszewski property in 1997 in which appropriate frontage was allowed on a paper road (Catherine Street) in Segwun Village.

The Planning Commission determined that the definition of a paper road was “an undeveloped dedicated public right-of-way”.

The Planning Commission determined:

- Mr. Stevens will have to purchase some property from Ms. Griffin that accesses onto Segwun Avenue to allow access to a developed public road.
- Mr. Stevens will install a private driveway to his property.
- Since Mr. Steven's parcel has sufficient frontage on Second Street (paper road) he will not have to purchase 165 feet of frontage on Segwun Avenue.
- If Kent County ever builds/constructs Second Street as a public road, Mr. Stevens must abandon his private driveway and use Second Street as his method of egress onto Segwun Avenue.

Simmonds moved that The Lowell Charter Township Planning Commission agree that Ronald Sevens has the appropriate road frontage for parcel 41-20-11-326-003 for the R-1 Zoning District by using Second Street (paper road) in Segwun Village, with the condition that the property purchased on the south side of Second Street, to be used for a private driveway to his parcel, be a minimum of 66 feet wide. Seconded by Batchelor. All in favor and the motion carried.

ASSEMBLY OF GOD/CHRISTIAN LIFE CENTER:

Pastor Robert Holmes and builder Matt Hauschild were present to discuss an expansion of the current building.

The church would like to construct a two story 25x80 foot addition onto the west side of the existing 40x85 building. This expansion is part of the church's 20 year Master Plan which was developed in 1995.

The church presented a preliminary plan based upon a Roosien Survey Plan of 1992.

The Planning Commission was in agreement with the expansion plan but wanted engineered/sealed plans before giving final approval. Simmonds moved that the Lowell Charter Township Planning Commission give preliminary approval to the expansion of the existing Christian Life Center building by adding a 25x80 foot extension, pending receipt of the final engineering drawings. This expansion is in accordance with the church's 20 year Master Plan submitted in January 1995. Seconded by Blough. All in favor and the motion carried.

DAN MOSHER/R & D HOLDINGS – M-21/BOWES ROAD:

Mr. Mosher inquired about development on his property at Fulton and Bowes. Currently, there is a residence located at this corner. Mr. Mosher is interested in building a residence for the current occupant at a location further south on the property. The new residential location would have the required frontage on a new road which accesses Bowes Road and continues to the west. That would then leave the existing building vacant which could then be developed. The residential curb cut onto M-21 would have to be closed. It is too close to the intersection for commercial use.

Building a residence on a southern portion of the property might put it into AG-2 Zoning. This is agreeable with the Planning Commission as long as the new residence is not in the flood plain.

The Planning Commission advised that some issues related to the new residence include:

- Proper road frontage
- Basement for the home
- Any other building requirements

The Planning Commission is in agreement with the concept but referred Mr. Mosher to the Township Building Official for Building Permit requirements.

WHISPERING HILLS:

Mike Berg from Dykema Excavators was present to review progress on the Whispering Hills residential development. This included:

- They have extended sewer almost to Cumberland.
- Public water must go across Cumberland.
- They plan to begin paving roads in Phase II soon.

Mr. Berg advises that there have been discussions between Andy Dykema and Mr. Rosenberger. Apparently this matter is close to an agreement.

The location of Barnsley as it accesses Cumberland is now sited where it was shown on the original site plan.

Mr. Berg advised the status by phone:

- Phase I – Homes being built
- Phase II – Planning to come to the Township Board for final plat approval
- Phase III – Will be developed in the future

The Planning Commission expressed concerns related to a creek on the property and erosion issues.

CARL KLOOSTERMAN – 13886 OBERLEY DRIVE:

The Kloostermans own a 17 acre parcel on Oberley Drive that has one house on it. This property is in R-1 which requires two acre parcels and 165 feet of road frontage. They also own adjoining parcels. They would like to split off 10 acres and sell it. They do not believe that they have enough road frontage for two parcels.

Mr. Kloosterman estimates the road frontage if a parcel were split off to be:

- 165 feet on original parcel with house
- 145 feet on newly created parcel

This lead to a discussion of options which included:

- Request a variance from the ZBA
- Purchase additional frontage from an adjacent parcel

They will consider and may pursue.

OTHER:

C. Blough advises that there are County PDR (Purchase of Development Rights) meetings the first Monday of every month at 5:30 p.m. at the County Extension Office.

The Planning Commission will have a Special Meeting on Monday, June 23, 2003. They will review the Christian Life Center final site plan and conduct any other business as necessary.

CONCLUSION:

Simmonds moved to adjourn. Seconded by Cornish. All in favor and the regular meeting of the Lowell Charter Township Planning Commission was adjourned at 9:25 p.m.

Submitted by D. Simmonds - Secretary