

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
JULY 14, 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 June 9, 2003 regular Planning Commission meeting were considered. Batchelor moved to approve. Blough seconded. All in favor and the minutes were approved as presented.

The minutes of the June 23, 2003 Special Planning Commission meeting were considered. Blough moved to approve. Seconded by Sanford. All in favor and the minutes were approved as presented.

CONCORD GROVE FARM – 5583 BANCROFT AVE.:

David Fideler was present to discuss the Concord Grove Farm situation.

Facts include:

- He owns just the 3 acre parcel on Bancroft which contains the house, barn, and outbuildings.
- He does not own an 8 acre parcel adjacent (west) to his property.
- He lives in the house on the property.
- This property is zoned AG-1.

Mr. Fideler advised that approximately two years ago he decided to host educational events at this location. He had renovations made to an existing wood working shop in the barn. No plumbing was installed in the barn.

Mr. Fideler discussed the educational events, which included the following:

- They are usually on weekends.
- They have had a number of events during the past year but are cutting back for the future.
- Their maximum capacity for events is usually 35-40 people, usually they have less people that attend.
- If they are having larger events, they hold them in Grand Rapids.
- They want their events to be very low keyed and quiet.
- They acknowledge that in the past, some attendees did park cars on the road.

- This will not happen again. Mr. Fideler is aware of the concerns and has addressed them by:
 - He has sufficient parking space on his property.
 - He has a parking plan.
 - He has help in directing attendees to park on his property, not on the road.

Mr. Fideler advised that they are reducing the number of events. There are no more scheduled for the remainder of 2003. If they do have events, they will be small, controlled and parking will be on his property. He does not want to increase the number or size of the events.

The Planning Commission discussed this matter at length. They determined that due to the zoning and nature of these events, they could not issue a Special Use Permit. After further discussion, the Planning Commission felt that the best course of action was for Mr. Fideler to obtain a "Public Show License" for any/all future events. This would allow Township review and control, to make sure that there were no future problems.

Simmonds moved that the Planning Commission recommend to Concord Grove Farms that they obtain a Public Show License for each future advertised event at their location at 5583 Bancroft. Seconded by Batchelor. All in favor and the motion carried.

LIGHTING ORDINANCE:

Dennis Sanford was present with members of the Lighting Ordinance Committee (S. Bishop, T. Clements, J. Persha).

This committee has devoted a great deal of time and effort to this project and has developed a very comprehensive ordinance.

The Planning Commission discussed the proposed ordinance in detail. This included the following:

- What about street lighting?
 - *It is addressed in the ordinance.
- What if they modify more than 25% of an existing building?
 - *The new ordinance will apply.
- Will the review of lighting plans by Township engineers increase the cost to the Township for this review?
 - *There may be some additional cost but it should not be excessive. The ordinance tries to make the review very simple.

Other major points related to the proposed ordinance include:

- The emphasis of the ordinance is aimed at Industrial and Commercial lighting.

- Shielding is a major component of the ordinance.
- Must decided to refer to the new ordinance in other places in the Ordinance Book or remove those references and just have the Lighting Ordinance Section.
- There will be an Appendix A that will be there for information. It will not be part of the ordinance.

After further review/discussion, the Lighting Committee will consider making a few minor changes to the proposed ordinance.

The next set of steps for this proposed ordinance include:

- Receive Township Board review and input.
- Receive Township attorney review and input.
- Advertise/hold Public Hearing.
- Make any final revisions.
- Planning Commission recommends adoption to the Township Board.
- Township Board adopts the ordinance.
- Ordinance is published and becomes effective.

The Lighting Committee will move forward on getting Township Board review and input.

OTHER:

There will be a Planning Commission Workshop on Monday, July 28, 2003. There will be discussion related to development on M-21.

CONCLUSION:

Simmonds moved to adjourn. Seconded by Sanford. All in favor and the regular meeting of the Lowell Charter Township Planning Commission was adjourned at 9:15 p.m.

Submitted by D. Simmonds - Secretary