

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING
JANUARY 26, 2004**

PRESENT: Batchelor, Blough, Cornish, Sanford, Simmonds

ABSENT: None

PLANNER: Tim Johnson – Main Street Planning

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

APPROVAL OF PRIOR MINUTES:

The minutes of the January 12, 2004 Public Hearing and Regular Meeting were considered. Batchelor moved to approve, with the addition of Ralph Anheuser to the citizens lighting committee. Seconded by Sanford. All in favor and the minutes were approved as amended.

GOODWILL – FULTON STREET:

Representing Goodwill were D. Brinza and M. Novosad (Progressive Engineering).

The Planning Commission reviewed a new site plan from Progressive which was dated 1-15-2004.

The Planning Commission reviewed the 1-15-2004 site plan in conjunction with the Vista Technical Engineering report of 1-19-2004. V-TEC advises that all issues have been resolved. They recommend that the site plan be approved subject to the sidewalk along Fulton Street being placed in a 10 foot wide easement.

The Planning Commission reviewed the 1-15-2004 site plan in conjunction with the Main Street Planning report of 1-23-2004. This included the following.

1. The issue of the driveway on the northwest side of the Goodwill lot which provided access from Birmingham was discussed in great detail.

The concept and site plan for this point must be changed as follows:

- Leave the driveway location as shown.
- There will be NO access from this driveway from the parking lot onto Birmingham.
- Signage must be installed indicating NO exit onto Birmingham.
- Signage and curb design should only allow a right turn from Birmingham into the parking lot.
- The design of the right turn only access into the parking lot should narrow to a 15 foot width with a 30 foot radius.

2. This has been resolved as per Item #1.

3. The sidewalk will be a condition of the site plan approval.
4. Agreed for a sidewalk on the east side of the property. Also will show a stripped walk on the west side which goes across the lot as well as a sidewalk from Birmingham to the asphalt of the parking lot.
5. This cross access easement should be a condition of the site plan approval.

The Planning Commission also reviewed specific items on the Progressive Engineering report of 1-15-2004. These included the following.

3. The light poles will be 25 feet tall from the grade to the top of the pole.
4. They have provided a photometric plan.

After further discussion, the Planning Commission was ready to address the approval of the Goodwill Site Plan.

Simmonds moved that the site plan for the Goodwill store located on Fulton, which was created by Progressive Engineering and dated January 15, 2004 be approved with the following conditions:

1. The sidewalk along Fulton Street be placed in a 10 foot easement which will be granted to Lowell Charter Township.
2. The cross access easements with the adjoining parcel (Stoneridge Center) must be reviewed and approved by Lowell Charter Township.
3. The site plan must be revised to show the right turn only access into the parking lot from Birmingham.
4. The developer must construct a 5 foot sidewalk on the east side of the site from the Fulton sidewalk through the parking lot, with appropriate stripping in the parking lot. And also, construct a sidewalk from Birmingham Road to cross the property to the sidewalk in front of the Goodwill building.
5. Lowell Charter Township must review and approve the following plans which are all dated 1-15-2004:
 - Utility Plans
 - Landscaping Plans
 - Lighting Plans
6. Lowell Charter Township must receive at least four sets of the revised, sealed site plans.

Seconded by Batchelor. All in favor and the Goodwill Site Plan was approved with conditions.

STONERIDGE CENTER – FULTON:

Representing this development was Ron DeVries.

The Planning Commission reviewed a new site plan which was dated 1-14-2004.

The Planning Commission reviewed the 1-14-2004 site plan in conjunction with the Visa Technical Engineering report of 1-22-2004.

V-TEC advises that all issues, including the storm sewer calculations, have been resolved.

The Planning Commission reviewed the 1-14-2004 site plan in conjunction with the Main Street Planning report of 1-23-2004. This included the following.

1. The access onto Fulton (M-21) was discussed in great detail.
 - Tim Johnson (Main Street Planning) gave an overview of his research with M-DOT on accesses onto Fulton in this area. This included:
 - Only allow two accesses onto Fulton for future commercial development in this area.
 - Any future driveways on the south side of Fulton should line up with the existing/allowed driveways on the north side of Fulton.

After further discussion, the Planning Commission decided that they would approve one access, which serves both Stoneridge Center and the Goodwill Store, onto Fulton. They currently are not approving the proposed access for Parcel 3 onto Fulton.

2. They need to add the sidewalk from Fulton to the building.
3. The developer presented a landscape plan.
4. This is resolved and will be a condition of the site plan approval.
5. This has been resolved.
6. This is resolved and will be a condition of the site plan approval.

The Planning Commission discussed issues related to lighting with the developer. Mr. DeVries advised that they have addressed lighting. All fixtures will be “spill light eliminator” fixtures. The Planning Commission (D. Sanford) wants to receive a document showing

calculations of lumens per acre.

Simmonds moved that the Lowell Charter Township Planning Commission approve the Stoneridge Center site plan dated 1-14-2004, with the following conditions:

1. A sidewalk from Fulton to the building must be provided on the east side of the property.
2. The cross easement with the adjoining parcel (Parcel 1) must be reviewed and approved by the Township.
3. A sidewalk easement for the sidewalk on Fulton must be provided to Lowell Charter Township.
4. Four sets of a revised, sealed site plan must be submitted to the Township.
5. Lighting calculation sheets showing lumens per acre must be submitted to the Planning Commission.
6. The revised site plan must have the access from Parcel 3 onto Fulton deleted as it is not part of this site plan or development and is not approved.

Seconded by Cornish. All in favor and the Stoneridge Center site plan was approved with conditions.

ADULT ENTERTAINMENT ORDINANCE:

The Planning Commission discussed the proposed Adult Entertainment Ordinance. Most of the requested revisions have been made. The percentage allowed in Section 1.01 must be changed from 50% to 25% on all versions of the ordinance.

Notices of public hearing will be published and the Planning Commission will hold a public hearing of this proposed ordinance on February 23, 2004.

PROJECTS FOR 2004:

Main Street Planning presented the Planning Commission with a list of possible projects for 2004. These included the following:

1. Revise Residential PUD Ordinance
2. Rezone Light Industrial property at I-96 and Alden Nash to Industrial PUD
3. Revise Industrial Ordinance to refine uses allowed
4. Revise Commercial Ordinance to refine uses allowed
5. Prepare an overlay zone for M-21
6. Revise the AG-1 district for intense farming operations and to allow more uses
7. Revise the site plan review standards
8. Review the Mobile Home Park regulations
9. Revise ordinances for construction in the 100 year flood plain
10. Other ordinances such as: signs, roads, overall review

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The Planning Commission will consider these suggestions and determine which projects to address. They will then advise the Township Board and seek funding.

CONCLUSION:

Simmonds moved to adjourn. Seconded by Batchelor. All in favor and the Special Meeting of the Lowell Charter Township Planning Commission was adjourned at 9:30 p.m.

Submitted by D. Simmonds - Secretary