

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING & REGULAR MEETING
OCTOBER 13, 2003**

PRESENT: Batchelor, Blough, Cornish, Sanford, Simmonds

ABSENT: None

STUDENT REP: Absent

PUBLIC HEARING

The Public Hearing for the request to rezone property at 11627 and 11729 Fulton Street from PUD to Commercial was called to order by Chairman Cornish at 7:00 P.M.

The Notice of the Public Hearing was read by the Planning Commission Secretary.

Andy Dykema presented the rezoning request. The land is currently zoned PUD. They would like it rezoned to Commercial.

Information presented included:

- Currently two parcels totaling over five acres.
 - Will combine the two parcels into one for future development.
- Has 850 feet frontage on Fulton
- It is 290 feet deep
- Has Birmingham Street on the west side
- Has Boulder Street on the north side
 - The streets are commercial.
 - Three lanes, curb and gutter
- All utilities are in place.
 - Are all commercial sized
- Rezoning will be consistent with the Township Master Plan.

The Public Hearing was opened for public comment.

T.Karp – This is an ideal location for commercial growth.

Simmonds moved to close the Public Hearing. Seconded by Sanford. All in favor and the Public Hearing was closed at 7:08 P.M.

REGULAR MEETING

The Regular Meeting of the Lowell Charter Township Planning Commission was called to order by Chairman Cornish at 7:09 P.M.

APPROVAL OF PRIOR MEETING MINUTES:

The minutes of the September 22, 2003 Special Meeting were considered. Batchelor moved to approve. Seconded by Blough. All in favor and the minutes were approved as presented.

WHISPERING HILLS REZONING TO COMMERCIAL:

After brief discussion, the Planning Commission felt that this rezoning to Commercial would be appropriate.

Simmonds moved that the Lowell Charter Township Planning Commission recommend to the Lowell Charter Township Board of Trustees that the request by Whispering Hills to rezone property located at 11627 and 11729 Fulton Street (PP# 41-20-04-401-035 and 41-20-04-401-036) from PUD to Commercial be approved. Seconded by Batchelor. All in favor and the motion carried.

VICTORIAN OAKS:

Tim Cox and Paul Henderson were present to represent Roosien Engineering. Tom Karp was present.

The Staff Report of October 8, 2003 from Main Street Planning was discussed in detail. Responses for each item are as follows.

1. They will include a request for Special Use Permit (on-site septic in R-2) with the public hearing on Final Site Plan review.
2. They will pursue a public road for the development. This will mean more grading, more tree clearing, wider road and some issues related to the steepness of grade. They will begin a public road process with the Kent County Road Commission. They do want the option of requesting a variance for a private road through the Township Zoning Board of Appeals if it becomes necessary.
3. They will comply.
4. They will be done on the Final Site Plan.
5. They will comply.
6. They will comply.

7. They will revise to 32 lots.
8. The Planning Commission agrees:
 - Tom Karp will access on Victorian Oaks, not on Foreman.
 - His son will continue to access onto Foreman. His house is not part of the Phase I Site Plan.
9. They agree with this statement.
10. All agree with the shared driveways.
11. They agree.
12. They will comply.
13. They will comply.
14. They agree.
15. They will show this.
16. They will comply.

The Planning Commission also provided them with the Clerk's Checklist dated 10/13/03. They will review and comply.

There was a brief discussion related to the \$55,000 charge for water lines. This appears to be an open issue.

The engineers will begin providing answers and the material to the Township to satisfy the above items.

The Planning Commission will schedule a Public Hearing for Monday, November 10, 2003. This Public Hearing will cover:

- Final Site Plan review
- Special Use Permit

CUMBERLAND RIDGE CONDOMINIUMS:

Zack Voogt (Moore & Bruggink) represented the developers (T&M Development).

They wish to develop this property of approximately 30-31 acres under R-2 zoning. They wish to build two family condo units served by public water and sewer. They propose a private road with two accesses onto Cumberland Drive.

Zoning for this type of development in R-2 requires:

- 20,000 square foot lot/two family dwelling with public sewer
- 125 feet of road frontage
- 40 feet front yard set back
- 10 feet side yard set back
- 25 feet rear yard set back
- Public road

A draft site plan presented shows:

- 68 two family units
 - Proposed for 20,100 square feet per unit (exceeds ordinance)
- No other dimensions available

A discussion of development options followed. The Planning Commission advised that options included Plat, Site Condo or two residential PUD Ordinances. The developer advised that a plat development would not be feasible due to slopes on the property. They do not feel that the existing Site Condo or PUD Ordinances would apply as their development is different. They do wish to cluster the housing units toward the middle of the property.

Prior to moving to a Public Hearing for the rezoning request from R-1 to R-2, the developer requested a meeting with the Township Planner. The Planning Commission will attempt to co-ordinate a meeting for the next Planning Commission Workshop meeting, scheduled for October 27, 2003.

The developers did present the Township with a check for \$2,200 to cover the \$200 outstanding balance for the rezoning request and provide \$2,000 to be set aside for professional services for this project.

LIGHTING ORDINANCE:

D. Sanford presented a draft of the proposed lighting ordinance. The Planning Commission will move forward to a Public Hearing.

OTHER:

We will plan to make the October 27, 2003 meeting a Special Meeting to handle any issues related to the Cumberland Ridge Condominium Project.

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CONCLUSION:

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

Submitted by D. Simmonds, Secretary