

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION  
SPECIAL MEETING  
OCTOBER 24, 2005**

**PRESENT:** Blough, Cornish, Sanford, Simmonds

**ABSENT:** Batchelor

**CITIZENS:** 8

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

**AGENDA:**

Simmonds moved to approve the agenda. Seconded by Blough. The motion carried.

**MERRIMAN REZONING:**

Joe Merriman was present to address the request to rezone his property from AG-1 to AG-2. Mr. Merriman stated he will abide by a rezoning decision by the Township by pursuing the PDR if the land is rezoned to AG-2.

Commissioners Blough and Sanford expressed concerns with this rezoning. It could be construed as spot rezoning and set a dangerous precedent.

Commissioner Simmonds pointed out that this 64-acre parcel has some land to the west that is Master Planned as Rural AG and is zoned AG-2. It has land to the east that is Master Planned Light Industrial.

Commissioner Sanford advised that he has researched the PDR concept. Although he supports the concept of rezoning this property for a PDR, it must be done in a legal manner.

Township Planner Johnson advised that there might be two possible options to resolve this situation. One option would be to create an AG-PUD ordinance/zone that would be designated for a situation such as this. It would provide additional protection for the Township. It would take approximately three months to create this ordinance.

Another option would be to have Mr. Merriman sign a document which would prevent him from developing the property (even if zoned AG-2) and require him to put the land into a PDR.

Planner Johnson will explore the concept of an AG-PUD ordinance/zone.

Sanford moved to table the Merriman rezoning request until the Township explores zoning methods to resolve this matter, such as AG-PUD, PDR overlay zoning, etc. Seconded by Blough. All in favor and the request was tabled.

**SIGN ORDINANCE – ZEIGLER FORD:**

Charlie Jeffrey from Zeigler Ford was present to request changes to the Township Sign Ordinance. He was specifically interested in being allowed to use balloon, banners, festoon, rotating signs. Currently these are not allowed.

Mr. Jeffrey advised that these types of signs are used on a temporary basis for sales to help create an atmosphere. He advised that other communities allow these types of signs on a temporary basis

Commissioner Blough advised that the use of these type of signs should be allowed, but it should be controlled and the signs should be removed on a timely basis.

Commissioner Sanford advised that Zeigler Ford has violated the Township’s sign and light ordinance in the past. If we are going to change our sign ordinance, we should coordinate the change with the City of Lowell.

Chairman Cornish will contact the City of Lowell Planning Commission to explore the possibility of a joint effort on this matter.

**ZONING AMENDMENTS:**

The Planning Commission reviewed the new/revised definitions and provisions (Draft 1-1010/24/2005) presented by Planner Johnson.

This review of the new/revised items included the following:

**DEFINITIONS**

LOT	No change to the proposed
LOT LINES	No change to the proposed
LOT LINE, FRONT	Remove “or other access easement”
LOT LINE, SIDE	No change to the proposed
LOT LINE, REAR	No change to the proposed
LOT WIDTH	No change to the proposed
LOT COVERAGE	No change to the proposed
LOT DEPTH	No change to the proposed
LOT OF RECORD	No change to the proposed
LOT INTERIOR	No change to the proposed
LOT, CORNER	Substitute “street” for “roads”
LOT, THROUGH	No change to the proposed
LOT, AREA	Substitute “street” for “road”
ROAD FRONTAGE	No change to the proposed
CUL-DE-SAC	No change to the proposed
RIGHT-OF-WAY	No change to the proposed

EASEMENT      No change to the proposed  
STREET          No change to the proposed

PROVISIONS

CUL-DE-SAC FRONTAGE – Include the R-2 Zoning District. This item needs more work.

LOTS WITHOUT PUBLIC OR PRIVATE ROAD FRONTAGE – This item needs more work.

MINIMUM LOT FRONTAGE – This item needs more work.

MAXIMUM RIGHT-OF-WAY FOR PRIVATE ROADS – Substitute the word “streets” for “roads”. This item needs more work.

**BOWNE TOWNSHIP MASTER PLAN:**

The Planning Commission will review the proposed Bowne Township Master Plan and provide input to Planner Johnson.

**PELON HORSE FARM – SPECIAL USE PERMIT:**

Commissioner Blough asked if the Township has contacted the Michigan Department of Agriculture regarding this matter. If the Pelons are not following the Right to Farm Laws, the State may be able to take enforcement action.

**CONCLUSION:**

Simmonds moved to adjourn. Seconded by Sanford. All in favor and the Special Meeting of the Lowell Charter Township Planning Commission was adjourned at 9:18 P.M.

Submitted by \_\_\_\_\_ Secretary  
DAVID B SIMMONDS