

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
DECEMBER 13, 2004**

PRESENT: Batchelor, Blough, Cornish, Sanford, Simmonds

ABSENT: None

CITIZENS: Twenty-Eight (28)

PUBLIC HEARING

The Public Hearing for the request to rezone property from R-1 to Open Space PUD for the Cumberland Ridge Condominium development 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.

The proposed development was presented by Aaron Jonker (Medema & Associates).

This is a 31.5 acre site which is currently zoned R-1. The Master Plan allows certain development (OS-PUD) using Medium Density Residential (MDR) rules (R-2 Zoning) for this area.

The developer is proposing to develop this project under an Open Space PUD which does allow the basics of R-2 Zoning and private streets. They proposed clustering the living units in the center of the property.

The Ordinance allows 136 living units for this property. The developer will build 100 living units. They may develop this project in three phases. They presented examples of the building exteriors.

Public water and sewer will serve this development. The access at Cumberland will have both acceleration and deceleration lanes.

This concluded the presentation. The Hearing was then opened for public comment.

J. Getz – Baywicke Drive

-Lives in Eastgate. This will force them to have to have public sewer in the future.

Lowell Township is turning into a Kentwood. Cumberland Ave. is too small for this traffic. Watch the kind of growth that is allowed.

P. Snuffer – Spicewood Drive

-What is the difference between R-1 and R-2 Zoning? Why are the developers coming to the Township for rezoning?

D. Hoofman – Woodgate Drive

-Concerned about the increased traffic on Cumberland. Has there been a traffic study

done on Cumberland? She wants a traffic study done. What are the Counties plans for Cumberland for the future? Will there be upgrades to Cumberland? Does the Township have enough water and sewer capacity from the City of Lowell to support this development?

M. Rosenberger – Cumberland Ave.

-Be very careful as developers may mislead you with their plans. Construction leaves a mess. Traffic on Cumberland has increased a great deal.

D. Frederick – Baywicke Drive

-He is concerned about the cost of public water for Eastgate residents. How will this development effect the cost of water to the current Eastgate resident?

R. Johnson – Baywicke Drive

-He is concerned about the traffic on Cumberland. The hill on Cumberland and access to/from Fulton are a problem. He would like to see the Counties idea of what the traffic impact from this development will be.

D. Schuitema – Woodbushe Drive

-She is concerned about the traffic that this development will generate. She is concerned with the safety issues on Cumberland. This development will add more kids to the school system.

C. Ludwig – Baywicke Drive

-What is happening with the land north of this development (Karp property)? He is concerned with the traffic on Cumberland. Has there been a traffic study? When will they expand the size of Cumberland?

M. Ferris – Baywicke Drive

-After this development has been completed, will Eastgate have to hook up to public sewer? This development will adversely effect the value of the properties in Eastgate.

B. Weston – Stonewood Drive

-She is concerned about the traffic that this development will generate. She is concerned about the lights that will be in this development. There is a small parcel of land next to Eastgate owned by the Township. Will the Township always own this land?

M. Athmann – Stonewood Drive

-She is concerned because this development was suddenly sprung on them. They did not know about it before. Who owns the property now? She is concerned about lights from the development. Also:

-What will be the price range of the units? (\$150,000-\$200,000)

- How many units are there in Eastgate? (Approximately 260)
- How many units are there in Whispering Hills? (185 units)

This concluded the input from the citizens.

The Public Hearing on the Cumberland Ridge rezoning request was closed at 8:25 p.m.

REGULAR MEETING

The regular meeting of the Lowell Charter Township Planning Commission was called to order by Chairman Cornish at 8:26 p.m.

MINUTES OF PRIOR MEETING:

The minutes of the November 22, 2004 Special Meeting were considered. Batchelor moved to approve. Seconded by Blough. All in favor and the minutes were approved as written.

AGENDA:

The agenda was approved as presented.

CUMBERLAND RIDGE CONDOMINIUMS:

Jon Scott from the development team discussed the proposed development. This included:

- They are working with the Township Planner and Engineer related to lighting for this project.
- The Township Planner and Engineer have reviewed public water and sewer requirements. There should be enough capacity to serve this development. Final approval is given by the State.
- A verbal report from the Kent County Road Commission indicates that traffic on Cumberland is not near capacity.
- There will be both acceleration and deceleration lanes at the entrance to the development.
- There will be a need for this type of housing (condos) in the community.

The Planning Commission reviewed the staff report from Main Street Planning dated December 9, 2004. This included the following:

1. The Planning Commission accepts this.
2. The project engineer will do this.
3. This item relates to the report from Infrastructure Alternatives of December 8, 2004, suggesting that water and sewer lines be extended the additional 250 feet to the north

property line of this development. This item generated a great deal of discussion. Dennis Sanford will contact the Township Engineer (V-Tec) for an opinion. This was left as an open item.

4. The Planning Commission considered the suggestions related to the OS-PUD Ordinance of December 6, 2004 developed by Attorney James Brown. This included:
 - a. Agreed. Remove the reference to "building envelopes".
 - b. Agreed. Make the necessary revisions.
 - c. No decision. This is being determined.
 - d. Agreed. Include it.

The Planning Commission reviewed the proposed OS-PUD Ordinance developed by Attorney James Brown and submitted on December 6, 2004. This review included requests from the development team.

They would like a provision added to the Ordinance that would allow the Ordinance to be amended at some time in the future, if necessary, except not to allow an increase in density of living units.

- 2.5.f. Change it to be 8%, with the approval of the Township Board.
- 2.5.i. Change from applications required for each unit. The site plan is the plan. Remove the requirement for a grading plan for each unit.
- 2.5.1 Change the second sentence to read, "If the streets are constructed in phases, the trails should be completed not later than the completion of the streets for the second phase of the development.
- 2.16 Change the term "building permit" to "occupancy permit". Also, compare the requirements of number 2.16 with the requirements of the State.
- 2.18.a Remove this section altogether.
- 3.a. In the second sentence, add the words "with 72 hour notice".

This completed the Planning Commissions review of the proposed OS-PUD Ordinance.

The Planning Commission reviewed the report from Infrastructure Alternatives dated December 8, 2004. They noted that the Water, Item 1 has already been added to the Site Plan dated 12/01/2004.

All other items are being considered.

This completed the Planning Commissions review of all documents related to this proposed development.

C. Blough advised that due to the citizens concerns with traffic issues on Cumberland, we should get Kent County Road Commission data on traffic on Cumberland. Dennis Sanford will request that the Township Engineer obtain this information.

After further discussion, the Planning Commission concluded that there were too many open items to allow them to make a recommendation on this project at this time.

Blough moved to table the Cumberland Ridge Condo rezoning request until the January 10, 2005 Planning Commission meeting. Seconded by Simmonds. All in favor and the motion carried.

ELECTION OF PLANNING COMMISSION OFFICERS FOR 2005:

Nominations were opened for Planning Commission officers for 2005. Simmonds nominated the existing slate of Planning Commission officers of: Chairman – J. Cornish, Vice-Chairman -M. Batchelor, Secretary – D. Simmonds for re-election for the year 2005 term of the Lowell Charter Township Planning Commission. Seconded by Sanford. Nominations were closed. The above nomination passed.

OTHER:

The Planning Commissioners received material related to Michigan Dutch Barns and the Fulton/Bowes Road items.

The Township Board recently declined to pursue a Stormwater Ordinance for the Township.

There will no be a Planning Commission Workshop on December 27, 2004.

CONCLUSION:

Sanford moved to adjourn. Seconded by Batchelor. All in favor and the regular meeting of the Lowell Charter Township Planning Commission was adjourned at 10:30 p.m.

Submitted by _____ Secretary
David B. Simmonds