

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING and SPECIAL MEETING
MAY 24, 2004**

PRESENT: Batchelor, Blough, Cornish, Sanford, Simmonds

ABSENT: None

CITIZENS: Eight

PUBLIC HEARING

The Public Hearing to consider amendments to the Commercial Zoning District Table of Use Regulations and Table of Bulk Regulations was called to order by Chairman Cornish at 7:00 p.m.

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

Tim Johnson (Main Street Planning) presented the proposed amendments.

The Table of Use Regulations increased the number of Uses Permitted by Right from six to twenty seven. It increased the number of Uses Permitted with a Special Use Permit from two to thirteen. The existing use regulations with the limited number of uses allowed was very restrictive and needed to be expanded to allow a reasonable number of uses in the Commercial District.

The existing Table of Bulk Regulations contained many varied regulations. In order to simplify the requirements, the many various regulations were reduced to one set of regulations for all uses in the Commercial District. This included one standard for Minimum Net Building Area, Minimum Road Frontage and Minimum Required Front Yard Setback.

Also, a new section related to decorative building façade was added to the ordinance.

The hearing was opened for public input which included the following:

- D. Huver – Timpson
 - There is a possible 15 foot side yard set back available. How is it measured? From what point of the building to what point of the lot line?
 - Is the building's front door their mailing address?

- G. Persha – Grand River Drive
 - He does not like the possible zero foot side yard setback. He is in favor of larger setbacks.

- T. Clements – Parnell
 - Could the ordinance only allow a zero foot setback with a Special Use Permit?

This concluded the public input. The Public Hearing was closed at 7:40 p.m.

SPECIAL MEETING

The Special Meeting of the Lowell Charter Township Planning Commission was called to order by Chairman Cornish at 7:41 p.m.

APPROVAL OF PRIOR MINUTES:

The minutes of the May 10, 2004 regular meeting were considered. Blough moved to approve. Seconded by Sanford. All in favor and the minutes were approved as presented.

AMENDMENTS TO COMMERCIAL DISTRICT REGULATIONS:

The Planning Commission considered the proposed amendments to various aspects of the Commercial District Zoning. This included changes to the Table of Use Regulations, Table of Bulk Regulations and new building facade regulations.

The Planning Commission discussed the issue of the side yard setback with the Planner and Attorney at length. One issue was the difference between buildings with or without a roof overhang.

After further discussion, it was agreed that the Planner would revise the side yard setback requirements on the Table of Bulk Regulations to include the following conditions:

- For a building with no roof overhang in or adjacent to a commercial district, no side yard is required.
- But, if a side yard is provided, it shall be a minimum of 15 feet.
- For all other buildings the side yard shall be 15 feet.
- If adjacent to a residential use or district, the minimum side yard shall be 50 feet.

Sanford moved that the Lowell Charter Township Planning Commission recommend that the Lowell Charter Township Board of Trustees adopt the proposed amendments to the Table of Use Regulations and Table of Bulk Regulations for the Commercial and Industrial Zoning Districts to broaden the list of allowable commercial uses and set forth new rules for lot size, setbacks and facade requirements, with further side yard setback refinements, as presented at a Public Hearing on May 24, 2004. Seconded by Simmonds. All in favor and the motion carried.

INDUSTRIAL PUD:

The Planning Commission reviewed Draft #3 of the Industrial PUD Ordinance.

There were suggested revisions, including:

- 3.8.1.D – Add “stormwater drainage”
- 3.8.3.C.i – Remove “and metal finishing”

Tim Johnson will make revisions and provide a final version that will be presented at the June 14, 2004 Public Hearing.

ADULT ENTERTAINMENT BUSINESS ORDINANCE:

The Planning Commission has received comment on this proposed ordinance from Attorney Jim Brown. This material will be reviewed in preparation for the June 14, 2004 Public Hearing.

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 8:35 p.m.

Submitted – D. Simmonds, Secretary