

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
AUGUST 8, 2005**

PRESENT: Batchelor, Cornish, Sanford, Simmonds

ABSENT: Blough

CITIZENS: 33

PUBLIC HEARING

The Public Hearing for the request to rezone five property parcels from Light Industrial and AG-2 to Industrial Planned Unit Development was called to order by Planning Commission Chairman Cornish at 7:00 P.M.

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

The Planning Commission turned the rezoning presentation over to Tim Johnson of MainStreet Planning.

Mr. Johnson gave an overview of this project and the rationale for the proposed rezoning.

This land is currently zoned Light Industrial and a small parcel is AG-2. The Township wants to rezone this property to Industrial Planned Unit Development. This will give the Township better control of any future development on this property. The Township has made many contacts with Grooters Development to seek their cooperation in this rezoning. Grooters Development has not responded.

The Township has the authority to rezone the land to Industrial PUD and they are pursuing this course of action.

An Industrial PUD designation provides the Township with more control for items such as:

- Sewage treatment
- Wetlands
- Traffic
- Stormwater
- Buildings/structures

This concluded Mr. Johnson's presentation.

The Public Hearing was then opened for citizens' comment. This included the following:

Robert Bonga – Cascade Road

-Who developed the conceptual site plan?

*It was drawn by the Township Planner and Engineer. It was based upon a prior plan presented by Grooters Development.

-What is a wetland?

*An area five acres or more and defined by the State.

-Give him some protection

*The Township is trying to protect the residents by being proactive in seeking the rezoning to Industrial PUD.

Terry Wieland – Timpson Road

-Put the sewage treatment plant further away from the residential. Put it over by the expressway.

-Do not have an access road on to Cascade Road.

-Do they really need two accesses for this development?

*Two accesses will help disburse the traffic from this development.

Deb Moody – Cascade Road

-Wants to know the process for this rezoning.

-Why not leave the AG-2 portion out of the request for rezoning. Just rezone the Light Industrial portion.

-The details of this plan and project are important to the residents.

Robert Deschaine – Cascade Road

-The preliminary plan shows that little thought went into its' development. There are details missing. We need a better plan.

-Why not have just one access on to Alden Nash?

-Why rezone the AG-2 land to Industrial PUD? They are opposed to this.

-Why are most of the buildings near Cascade Road? Put those buildings near the expressway.

-Who will pay for the redevelopment of the expressway access/exits?

-Can the Alto Fire Department serve this development?

-They want a new conceptual plan developed.

Bill Moody – Cascade Road

-No comment

Mark Anderson – Maple Run

-They need to put elevations on the plan.

-Why have an access on to Cascade Road? Remove the Cascade Road access and have just one access on to Alden Nash.

Randy Young – Maple Run

-He is concerned with the access on to Cascade Road.

-Need studies done for the stormwater runoff and the sewage treatment.

Dawn Irwin – Cascade Road

-Why is the sewage treatment plant shown on the west side of the development? Put it somewhere else.

*The location of the sewage treatment plant can be changed.

-Traffic on Cascade Road will become much worse. How was the location of the access drive on to Cascade Road determined?

*The Kent County Road Commission will determine the location of the access drive.

-Once the trees are removed, the noise will be even louder.

S. Rissi – Cascade Road

-If this site plan is approved, could the Planning Commission make changes to it?

*Some changes could be made but not a lot.

-Let the residents have input on the redrawing of the conceptual plan.

J. Timpson – Segwun

-The Kent County Road Commission and the Planning Commission will determine where the access on to Cascade Road will be located.

Dave Buesing – Maple Run

-Leave the AG-2 parcel as AG-2 rather than rezone it to Industrial PUD.

D. Huver – Timpson

-Grooters can propose any site plan that they want. We should be more concerned with the rezoning, not so much the site plan.

Thomas Price – Alden Nash

-No comment

Jay Swiger – Cascade Road

-Remove the access on to Cascade Road.

-He is opposed to rezoning the AG-2 parcel to Industrial PUD.

-The proposed sewage treatment facility is in the AG-2 parcel.

*The Township will remove the sewage treatment plant from the site plan.

Lisa Winzek – Cascade Road

-She is not happy with the conceptual site plan.

-Traffic on Cascade Road is already very bad. We need a traffic impact study for Cascade Road.

-What is allowed in an Industrial PUD?

Jim Sykes – Cascade Road

-The conceptual plan needs more work to change it to protect the residents. Move more

of the development toward the expressway.

This concluded the input from the public.

The Public Hearing was closed at 8:35 P.M.

REGULAR MEETING

The regular meeting of the Lowell Charter Township Planning Commission was called to order by Chairman Cornish at 8:36 P.M.

APPROVAL OF PRIOR MEETING MINUTES:

The minutes of the July 11, 2005 public hearing and regular meeting were considered. Batchelor moved to approve. Seconded by Sanford. All in favor and the minutes were approved as written.

AGENDA:

Simmonds moved to approve the agenda. Seconded by Sanford. All in favor and the motion carried.

GROOTERS-REZONING TO INDUSTRIAL PUD:

Sanford advised that the citizens brought numerous items to the attention of the Planning Commission such as the need for a traffic study, concern with the sewage treatment plant and revisions needed to the conceptual plan.

Batchelor asked if Grooters could initiate development action to supercede the effort to rezone this property to Industrial PUD. Tim Johnson advised that would be doubtful as the Township has already begun the rezoning process.

The Planning Commission discussed various methods to incorporate the citizens concerns in the conceptual site plan. After considering various options, the Planning Commission chose the following plan. The Planning Commission will gather the citizen's input from the public hearing and provide it to the Township Planner and Engineer at a workshop meeting on August 22, 2005. They will use this information to develop a revised conceptual site plan. The citizens were invited to attend this workshop meeting.

DOLLAWAY PLACE – BOYD PROPERTY:

L. R. Cole (Sundry Corp) was present to request approval of a preliminary Private Street Permit for a private street in the Dollaway Place development on Parcel 41-20-13-226-005 on 28th Street, Lowell Township.

The Planning Commission was presented with construction plans from Medema VanKooten and Assoc., Dated 7-28-05.

This development is in AG-2 zoning which requires a minimum of four acres and 200 feet of road frontage per parcel.

The owner advises that they plan to have seven single-family residences on approximately 45 acres.

The Planning Commission has received reports from MainStreet Planning (8/3/5) and Vista Tech (8/4/05). Both staff reports have outstanding items that must be completed by the developer.

In addition to the Medema Site Plan dated 7-28-05, there was another site plan presented. The lots were identified differently on the two plans.

A major discussion took place, as Lot 3/G does not have any frontage on the private street. Access to this lot will be accomplished by an easement across another lot for a driveway from the actual private street to the lot. Tim Johnson advised that the private road easement is drawn in a manner which creates a lot with the required 200 feet of road frontage. The Planning Commission could not recollect ever being presented with this theory in the past. The general rule has been a requirement of 200 feet of road frontage. After a great deal of discussion, the Planning Commission attempted to resolve the issue.

Simmonds moved that the request for a preliminary private street permit for Dollaway Place be denied until the private street is brought into conformance with the 200 feet of road frontage per lot requirement of the Ordinance, as well as all open items on the MainStreet Planning report of 8/3/05 and the Vista Tech report of 8/4/05 are resolved. Seconded by Batchelor.

AYES: Batchelor – Simmonds

NAYES: Cornish – Sanford

With a tie vote, the motion is null.

Simmonds moved that the request for a preliminary private street permit for Dollaway Place be tabled until all outstanding issues are resolved. Seconded by Batchelor. All in favor and the request was tabled.

Tim Johnson advised that an opinion must be rendered regarding the road frontage versus easement frontage issue. The options for the source of an opinion are:

- Zoning Administrator
- Zoning Board of Appeals
- Township Attorney

Tim Johnson and John Cornish will discuss with the Township Zoning Administrator (Supervisor Timpson) in an attempt to resolve this issue.

STONY BLUFF (QUA-KE-ZIK) REZONING:

The developers want to rezone approximately 121 acres:

<u>FROM</u>	<u>TO</u>
R-1 2 Acres/165 Feet Road Frontage	R-2 14,000 SQ FT (Public Water/Sewer) 100 Feet Frontage at Setback Line

This property is Master Planned for Medium Density Residential (MDR) which equates to R-2 zoning.

Simmonds moved to set the rezoning public hearing for Monday, September 12, 2005. Seconded by Batchelor. All in favor and the motion carried.

OTHER:

The Planning Commission will meet Monday 8/22/05 to work on the Grooters rezoning project. This will be a Special Meeting.

CONCLUSION:

Batchelor moved to adjourn. Seconded by Simmonds. All in favor and the regular meeting of the Lowell Charter Township Planning Commission was adjourned at 10:00 P.M.

Submitted by _____ Secretary

DAVID B SIMMONDS

