

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION  
PUBLIC HEARINGS AND REGULAR MEETING  
JUNE 13, 2005**

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

**ABSENT:** None

**CITIZENS:** Five

**PUBLIC HEARINGS**

**CENTENNIAL COMMUNICATIONS:**

The Public Hearing for a request by Faulk & Foster for a Special Use Permit to co-locate an antenna onto an existing communication tower at 4283 Timpson Road 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.

Faulk & Foster was represented by Beth Striegle, on behalf of Centennial Communications.

They plan to install an antenna unit consisting of three antennas at a height of 150 feet on the existing tower. This unit will be closer to the tower than the other installations. They will not build a ground structure to house equipment. Equipment will be placed within the existing area used by the current cellular companies.

They have a five-year lease (with automatic renewals) with AT & T, which owns the tower. A copy of the lease has been provided to the Township Clerk. Centennial will provide a \$500.00 escrow to the Township.

There was no public input on this matter.

The Public Hearing was closed at 7:14 P.M.

**QUALITY EXPRESS – OVERBECK – CAR WASH/OIL CHANGE:**

The Public Hearing for a request from Quality Express LLC for a Special Use Permit to allow a car wash and oil change facility at 11729 Fulton was called to order by Planning Commission Chariman Cornish at 7:15 P.M.

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

William Overbeck presented an overview of the request for the Special Use Permit.

This facility will have:

- 4 self wash stalls

- 2 laser wash stalls
- 2 oil change stalls

The building will have masonry front and sides with a shingle roof.

There will be a vacuum island on the south side of the building. The vacuum island will be adjacent to Fulton.

Traffic will access the car wash from both Fulton to the south and Boulder to the north.

They will submit a lighting and landscaping plan to the Township. They are aware of the issues raised by the MainStreet Planning (6/3/05) Report and Vista Technical Engineering (6/2/05) Report.

The Hearing was opened for public input.

R. Huver – Timpson Road

-What is the mailing address for this location?

Is it a Fulton Street address?

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.

### **MINUTES OF PRIOR MEETING:**

The minutes of the May 9, 2005 Public Hearing and Regular Meeting were considered. Batchelor moved to approve. Seconded by Blough. The motion carried and the minutes were approved as written.

### **AGENDA APPROVAL:**

Blough moved to approve the agenda. Seconded by Sanford. Motion carried.

### **CENTENNIAL CELLULAR COMMUNICATIONS:**

The Planning Commission considered the request for a Special Use Permit to allow co-location of an antenna on an existing tower.

It was noted that this would be the fourth and final set of antenna allowed on this tower.

Simmonds moved that the Lowell Charter Township Planning Commission approve the request from Faulk & Foster for a Special Use Permit to allow the co-location of telecommunication antennae on an existing communication tower located at 4283 Timpson Road, Lowell Township. Seconded by Sanford. All in favor and the motion carried.

**QUALITY EXPRESS-OVERBECK-CAR WASH:**

The Planning Commission considered the request for a Special Use Permit to allow a car wash/oil change facility at 11729 Fulton.

The Planning Commission in conjunction with Tim Johnson (MainStreet Planning) reviewed the latest staff reports related to this project. This included the following.

MainStreet Planning Report of June 3, 2005:

1. Satisfied
2. Satisfied
3. This is a major issue that must be resolved.  
The Zoning Ordinance (5.4.I.b) states “Vacuuming activities may be carried out only in the rear yard and at least fifty (50) feet distance from any adjoining residential use.”

This site is serviced by two public roads:

- Fulton on the south side
- Boulder on the north side

In effect, this site does not have a rear yard. Since the north and south sides of the business are serviced by public roads, the site has two front yards and no rear yard.

The Planning Commission is in favor of the vacuums being located on the south side of the business, which would put them adjacent to Fulton. This would keep the vacuum noise further from the residents of the Stoneridge Apartments to the North. Unfortunately, the Planning Commission cannot grant a “variance” in this situation. This situation must be resolved by the Zoning Board of Appeals. Mr. Overbeck was advised to apply to the ZBA for a hearing on his request for a variance to be able to locate his vacuum island on the south side of the building adjacent to Fulton.

4. Satisfied
5. This has been done and recorded with the County. He will provide a copy of the easements to the Township.
- 5A. The Planning Commission will NOT require that Overbeck pave the extension of the service drive to the east property line.

6. There is no change needed to the location/alignment of the drive
7. Overbeck will enlarge the east end of the vacuum island to narrow the drive area on the east side of the lot. This will narrow the drive area to 22-24 feet.  
They will also narrow the drive area on the west side of the lot to 20 feet.
8. All items must be shown on the final site plan.

VISTA TECH ENGINEERING REPORT OF JUNE 2, 2005:

1. V-Tec still needs more information from Moore & Bruggink. V-Tec must still approve this item.
2. Satisfied
3. Satisfied
4. This will not be an issue.
5. This information will be on the Construction Plan.
6. The developer will get a separate sign permit.
7.
  - a. They will provide an easement.
  - b. This must be resolved with V-Tec.
  - c. They will provide this information.
  - d. They will provide this information.

The Planning Commission discussed this request but felt that there were a number of open items that should be resolved before granting a Special Use Permit.

Simmonds moved that the request from Quality Express LLC for a Special Use Permit and Site Plan approval for a car wash and oil change facility be tabled for the following reasons:

1. Must have obtained or be in the process of requesting a variance from the Lowell Charter Township Zoning Board of Appeals for the placement of the vacuum island.
2. Need further refinement of the Site Plan.
3. Must provide easement documents to the Township.
4. Must resolve the drainage issues with Vista Technical.
5. Must provide lighting and landscaping plans to the Township.

Seconded by Batchelor. All in favor and the motion carried.

**CONTRACT ZONING – MICHIGAN ACT 577:**

Tim Johnson provided an overview and material related to a new Michigan law related to contract zoning.

**GROOTERS PROPERTY AT I-96/M-50:**

The Planning Commission will pursue rezoning this property to Industrial PUD.

**ZONING BOARD OF APPEALS ORDINANCE:**

The Planning Commission will pursue changes to the Variance Ordinance.

**WHISPERING HILLS – PHASE 4:**

A preliminary site plan has been presented. The Planning Commission will review this using the new Subdivision Ordinance.

**OTHER:**

The Planning Commission will not have a workshop meeting on June 27, 2005.

**CONCLUSION:**

Simmonds moved to adjourn. Seconded by Sanford. All in favor and the regular meeting of the Lowell Charter Township Planning Commission was adjourned at 9:30 P.M.

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

