

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING AND SPECIAL MEETING
SEPTEMBER 27, 2004**

PRESENT: Batchelor, Blough, Cornish, Sanford, Simmonds

ABSENT: None

CITIZENS: Four

PUBLIC HEARINGS

The Public Hearing for the proposed Sub-Division Ordinance 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.

Tim Johnson (Main Street Planning) presented the proposed ordinance (Draft #3, dated 9/27/04). This is a new ordinance for the Township which will allow the Township to have greater input and control over any Sub-Division development.

The Planning Commission will do preliminary review, public hearing and then make recommendation to the Township Board. The Township Board gives final approval or denial.

Section 4.13 includes the request to allow developments to connect to the Community Trail System.

The Planning Commission requested that the term “expressway” be added to:

- 2.02(7)
- 4.02(8)

The hearing was opened for public comment and input.

P. Blumm – Kissing Rock

-Should this ordinance require safety measures on a sub-division development?

*It is possible that this requirement could be handled via an addition to the General Provisions of the Zoning Ordinance. Tim Johnson will research this further.

The Public Hearing for the proposed Sub-Division Ordinance was closed at 7:35 p.m.

The Public Hearing for the proposed amendments to Section 3.9 Site Condominium Ordinance was called to order by Chairman Cornish at 7:36 p.m.

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

Tim Johnson (Main Street Planning) presented the proposed amendments to the Ordinance (Draft #3, dated 9/27/04). These amendments are proposed in order to bring the Site Condo in alignment with the proposed Sub-Division Ordinance as required by State law.

Section 3.9.7.A.c accommodates the request to allow developments to connect to the Community Trail System.

The Planning Commission discussed the apparent differences in handling variances between the two proposed ordinances. Tim Johnson will research this further with Attorney Brown and advise the Planning Commission.

The hearing was opened for public comment and input. There was no public comment.

The Public Hearing for the proposed amendments to the Site Condominium Ordinance (3.9) was closed at 7:50 p.m.

SPECIAL MEETING

The Special Meeting of the Lowell Charter Township Planning Commission was called to order by Chairman Cornish at 7:51 p.m.

MINUTES OF PRIOR MEETING:

The minutes of the September 13, 2004 regular meeting were considered. Batchelor moved to approve. Seconded by Blough. All in favor and the minutes were approved as written.

SUB-DIVISION AND SITE CONDOMINIUM ORDINANCES:

The Planning Commission will wait for further research and recommendation from Main Street Planning before taking any further action.

PLANNING COMMISSION BY-LAWS:

The Planning Commission reviewed an initial draft of By-Laws offered by Main Street Planning. The Planning Commission offered a number of suggestions to modify the By-Laws to fit Lowell Township. One open question that must be resolved is whether a member of the Planning Commission can be allowed to make a presentation to the Planning Commission on a request that will require a vote by the Commission. In some townships, members of the Planning Commission cannot make the presentation. This all relates to the issue of perceived conflict of interest.

Tim Johnson will make revisions to the By-Laws and present those to the Planning Commission for further review.

KENT COUNTY PARK:

Gary Blough was present to advise that it appears that Kent County Parks were beginning activity in wetlands in Section 22 of the Township. He inquired whether the Kent County Parks Department had applied for a Special Use Permit related to this activity.

The Zoning Ordinance for AG-1 does require a Special Use Permit for the following:

- (9) Parks
- (10) Wildlife or forest conservation preserves
- (11) Artificially created wetlands

It appears that the County Parks Department had not applied for a Special Use Permit.

The Planning Commission Secretary was directed to send a letter to the Kent County Parks Department related to this matter and advising them of the possible need for a Special Use Permit.

CONCLUSION:

Sanford moved to adjourn. Seconded by Blough. All in favor and the Special Meeting of the Lowell Charter Township Planning Commission was adjourned at 9:00 p.m.

Submitted – D. Simmonds - Secretary