

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 13, 2004**

PRESENT: Batchelor, Blough, Cornish, Sanford, Simmonds

ABSENT: None

The regular meeting of the Lowell Charter Township Planning Commission was called to order by Chairman Cornish at 7:00 p.m.

MINUTES OF PRIOR MEETINGS:

The minutes of the August 9, 2004 regular meeting were considered. Blough moved to approve. Seconded by Sanford. All in favor and the minutes were approved as written.

SUB-DIVISION ORDINANCE:

The Planning Commission reviewed Draft #2, dated August 9, 2004 of this proposed new ordinance in conjunction with Attorney Brown's letter of August 19, 2004.

Simmonds advised that this version of the ordinance contains all Planning Commission recommendations made on July 26, 2004.

It was recommended that verbiage be added to this ordinance to require that developers provide a means for any subdivision to connect to the Lowell Community Trail Systems, if deemed appropriate by the Township.

The Planning Commission is ready to present this proposed ordinance at Public Hearing on September 27, 2004.

SITE CONDOMINIUM ORDINANCE:

The Planning Commission reviewed Draft #2, dated August 9, 2004 of the proposed amendments to the Site Condo Ordinance, in conjunction with Attorney Brown's letter of August 19, 2004.

The Planning Commission recommended the following changes:

- 3.9.3 – Remove the last sentence of the first paragraph that refers to “Mobile Home Condominium projects”.
- 3.9.6 – Add “street lights” to the second paragraph that refers to special assessment districts.
- Add verbiage to the ordinance that requires that developers provide a means for any site condo to connect to the Lowell Community Trail System, if deemed appropriate by the Township.

The Planning Commission is ready to present these proposed amendments to the Site Condominium Ordinance at public hearing on September 27, 2004.

ED MARKER PROPERTY – 52ND STREET:

Mr. Gene Benting was present to inquire about residential development on a 57-acre parcel of land on 52nd Street owned by the Ed Marker estate.

This land is in the AG-1 zoning district. It is on the north side of 52nd and next to the Twin Lakes Nursery.

The Planning Commission advised that both the Master Plan and Zoning designate this area as Prime Agriculture (AG-1). This would not sustain a residential development.

Mr. Benting may poll the neighboring land owners to see if there is any interest in pursuing a change to the Master Plan and Zoning to allow residential development in this area.

SIGNS – SKY AMERICAN – WOODY WATSON:

Currently the Township Zoning Ordinance prohibits “air-filled or gas-filled balloon signs” (4.4.4.A.b). Mr. Watson would like to work with the Planning Commission to possibly revise the Sign Ordinance in a way that might allow balloon signs under certain conditions.

Planning Commissioner Sanford is preparing to begin work on revisions to the Sign Ordinance. He will contact Mr. Watson related to his suggestions.

MICHIGAN DUTCH BARNS:

At the August 9, 2004 meeting, the Planning Commission advised representatives from Michigan Dutch Barns and property owner Langlois that they must apply for a Special Use Permit for this business at this new location. As of September 13, 2004, they have not initiated action to start the Special Use Permit process.

The Planning Commission directed the Secretary to send a letter to Michigan Dutch Barns/Langlois advising them to initiate the Special Use process.

SPECIAL USE PERMIT FOLLOW-UP:

Is there follow-up on mining special use permits?

- Not much at this time. There needs to be follow-up on all Special Use Permits.
- Chairman Cornish and Commissioner Sanford will pursue.

OTHER:

The developers for the Cumberland Ridge project need to deposit more funds to pay for professional services for their project. They are currently in arrears.

Bowne Township is updating their Land Use Master Plan. The Planning Commission has requested that we be kept informed. We are interested in their plans for our common boundary (60th Street).

Chairman Cornish will investigate resuming the joint Planning Commission meetings with the City of Lowell and other Townships.

The Planning Commission would like to complete the effort to develop Planning Commission rules/procedures and by-laws.

The Planning Commission meeting on September 27, 2004 will be a Public Hearing and Special Meeting.

CONCLUSION:

Batchelor moved to adjourn. Seconded by Sanford. All in favor and the regular meeting of the Lowell Charter Township Planning Commission was adjourned at 8:50 p.m.

Submitted – D. Simmonds - Secretary