

**OFFICIAL PROCEEDINGS
OF THE
PLANNING-CITIZEN ADVISORY COMMISSION
CITY OF LOWELL, MICHIGAN**

For the Regular Meeting of the Planning-Citizen Advisory Commission June 27, 2005 at 7 p.m.

The Meeting was called to order at 7:00 p.m. by Chairman Jahnke and the Clerk called the Roll.

Present: Commissioners Berry, Dimmick, Hall, LaPonsie, Teelander and Chairman Jahnke.

Absent: Commissioners Grimm, Hinton and Schmaltz.

Also Present: City Manager David Pasquale, City Clerk Betty Morlock, DPW Director Dan DesJarden, Councilmember Jim Hodges, Mayor Jeanne Shores, and Building Inspector Doug Hopkins.

IT WAS MOVED BY LAPONSIE and seconded by HALL to excuse the absences of Commissioners Grimm, Hinton and Schmaltz.

YEA: 6. NAY: 0. ABSENT: 3. MOTION CARRIED.

IT WAS MOVED BY LAPONSIE and seconded by TEELANDER to approve the minutes from the May 23, 2005 meeting as corrected.

YEA: 6. NAY: 0. ABSENT: 3. MOTION CARRIED.

Item #1. **APPROVAL OF AGENDA.** Chairman Jahnke suggested Item 6A (Review of Industrial zoning for property located at the southeast corner of Grand River and Division) be deferred until August 22, 2005.

IT WAS MOVED BY LAPONSIE and seconded by TEELANDER to approve the agenda as amended.

YEA: 6. NAY: 0. ABSENT: 3. MOTION CARRIED.

Item #2. **PUBLIC HEARING.**

A. Amendment to the Outdoor Display Ordinance – recommendation to the City Council. City Manager Pasquale explained the amendment to the Outdoor Display ordinance was initially reviewed by the City Council. It was suggested the Planning Commission review and provide a recommendation back to the Council. The issue involved outdoor displays in General Business Districts. Currently, the ordinance allows merchandise to be displayed within 10 feet of a public right of way. However, at the close of business the merchandise must be moved back within 10 feet of the main structure. The Council provided a consensus of opinion stating the requirement should be eliminated.

Charlie Bernard of Bernard's Ace Hardware did not agree with the present ordinance nor did he

agree with the way the zoning requirements were enforced. Bernard believed the appearance of his business is attractive.

Mayor Shores thanked the Planning Commission for reviewing the matter. This is a good example of government working. A complaint was received from Bernard and discussion had been held. She noted the Council and Planning Commission listens to public concerns. Shores indicated she was in favor of eliminating the requirement from the ordinance.

IT WAS MOVED BY TEELANDER and seconded by LAPONSIE to recommend the City Council approve the amendment to the Outdoor Display Ordinance – Section 12.05 eliminating moving merchandise back after hours.

YEA: 6. NAY: 0. ABSENT: 3. MOTION CARRIED.

- B. Amendment to provisions regarding the mining in the Zoning Ordinance – review and consider establishing public hearing. Proposed ordinance amendments regarding mining were placed before the Commissioners for review.

Commissioner Hall questioned the difference. Planning Commission Chairman Jahnke believed the biggest difference was the definition itself. Previously, there was no definition.

Hall suggested changing CFR to Code of Federal Regulations under Mining Operations.

Jahnke suggested the soil removal issue be placed under “Section 2 Item D” rather than Section 2 Item C g.

IT WAS MOVED BY HALL and seconded by DIMMICK to establish a public hearing for July 25, 2005 to discuss an amendment to provisions regarding mining in the Zoning Ordinance.

YEA: 6. NAY: 0. ABSENT: 3. MOTION CARRIED.

Item #3. **NEW BUSINESS**

A. SITE PLAN REVIEW

1. Amendment – Grand Wittenbach – 749 W. Main (southeast corner of S. Pleasant and W. Main). The issue was deferred until a representative could be present.

B. VARIANCES – RECOMMENDATION TO THE ZONING BOARD OF APPEALS - none

Item #4. **ANY OTHER BUSINESS/ON GOING BUSINESS.**

- A. Review of Industrial Zoning for property located at the southeast corner of Grand River and Division – continued discussion. The issue was delayed until the August 22, 2005 meeting.
- B. Review of 2005 – 2010 Capital Improvements Plan. City Manager Pasquale explained the Capital Improvements Plan covers a number of projects over the next five years. Projects include street improvements to Gee Drive, Bowes Road, and Grindle. Portions of Grindle will be completed this summer and then finished as funds become available. Sibley has also been proposed for upgrading. Currently, this is one of the worst roads within the City.

Also, through the Water Distribution Department, upgrades to the water mains are necessary. It is suggested that any main under six inches in diameter be eliminated and replaced with 8 to 12 inch mains, depending on the location.

An addition to the Water Treatment Plant, Public Works storage building and an office for the cemetery has also been proposed.

The Airport Board provided a list of improvements as well.

The Parks and Recreation Commission wished to propose a skateboard park at Stoney Lakeside Park. A total of \$6,000 in Lee Fund monies have been set aside while the total estimated cost is proposed to be \$75,000. The funding of the park would be received through grants and donations.

Pasquale noted improvements have been proposed for a boat launch at Stoney Lakeside Park as well as an additional pavilion. Paving of the parking lots and installation of a sprinkling system for Richards Park has been proposed. Also, additional improvements would include tennis courts, ice skating and dug outs at Creekside Park.

Chairman Jahnke commented on the supply wells. Pasquale stated there are four wells in back of the Water Treatment Plant. DPW Director DesJarden stated the well on Gee Drive is being utilized for sprinkling of Creekside Park.

IT WAS MOVED BY HALL and seconded by LAPONSIE to approve the 2005 – 2010 Capital Improvements Plan as presented.

YEA: 6. NAY: 0. ABSENT: 3. MOTION CARRIED.

- C. Master Plan Update – review of proposals submitted by Steve Langworthy and Steven Cole. City Manager Pasquale explained the responsibilities of the Planning Commission involving the update of the Master Plan. A state law, which was passed in 2001, requires the Planning Commission to update the Master Plan every five years. However, Pasquale explained the Planning Commission is not necessarily required to update the document, but rather determine if the plan is sufficient every five years.

Commissioner Hall suggested a worksession be held. Hall believed the plan needed to be updated. However, he did not want to spend much money. A suggestion was made to request funds from the Grand Rapids Community Foundation.

By general consensus, the Commission agreed to update the plan. A worksession was scheduled for Wednesday, July 20, 2005 at 7 p.m.

- D. Coordination of balloons display for west side business – continued discussion. The issue was deferred until July 25, 2005.

Item #5. **BUILDING INSPECTORS REPORT.** Commissioner Hall commented on the complaints from Lowell Raymor and Josh Langdon regarding residential signs. City Manager Pasquale stated an ordinance was adopted. Only one sign should be placed in the yard. Hall wanted the size of the sign confirmed as well.

Item #6. **PUBLIC COMMENTS.** No comments were received.

Item #7. **NEW BUSINESS.** The Commission referred back to issues under New Business.

- A. Amendment – Grand Wittenbach – 749 W. Main (southeast corner of S. Pleasant and W. Main). Chairman Jahnke explained that although the building addition has been removed from the site plan, it does not change the requirement for this to come before the Commission. City Manger Pasquale stated Grand Wittenbach understands all conditions which are set forth by Planning Commission remain.

Jahnke questioned what will be in place of the building. Pasquale noted a door on the south side of the existing building has been proposed. Pasquale assumed a hard surface or drive would be installed.

By general consensus, the Commission agreed to table the issue until a representative from Grand Wittenbach could provide a more specific plan.

Item #8. **COMMISSIONER COMMENTS.** Commissioner Dimmick suggested Charlie Bernard contact property owners regarding cooperation.

Commissioner Teelander questioned when the railroad crossing would be completed. DesJarden stated the work would be completed in a few weeks. DesJarden also stated the railroad tracks on Foreman would be completed before the new school year.

Chairman Jahnke stated he is meeting with the Lowell Township Planning Commission on July 11, 2005 at 7 p.m. Everyone is welcome to attend.

IT WAS MOVED BY HALL to adjourn at 8:27 p.m.

DATE:

APPROVED:

Clark K. Jahnke, Chairman

Betty R. Morlock, City Clerk