

PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE  
CITY OF LOWELL, MICHIGAN  
AGENDA  
FOR THE REGULAR MEETING OF  
MONDAY, June 28, 2010, AT 7:00 P.M.  
AT THE  
LOWELL CITY HALL  
CITY COUNCIL CHAMBERS  
SECOND FLOOR  
301 EAST MAIN STREET

1. CALL TO ORDER: PLEDGE OF ALLEGIANCE, ROLL CALL OF COMMISSIONERS, EXCUSE OF ABSENCE
2. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF MAY 24, 2010
3. APPROVAL OF AGENDA
4. PUBLIC HEARING
  - A. 117 WEST MAIN – GREG CANFIELD – ESTABLISH HOTEL/MOTEL, BED AND BREAKFAST – SPECIAL USE PERMIT – PUBLIC HEARING
  - B. 103 RIVERSIDE DRIVE – WILLIAM J. WHEELER – SECOND FLOOR ADDITION OF LIVING SPACE – SPECIAL USE PERMIT – SET PUBLIC HEARING (7/26).
  - C. 119 LINCOLN LAKE (INCLUDING VACANT LOT AT THE SOUTHEAST CORNER OF CHATHAM AND LINCOLN LAKE) – REZONING REQUEST FROM PF (PUBLIC FACILITIES) AND R-3 (RESIDENTIAL) TO C-3 (GENERAL BUSINESS) – SET PUBLIC HEARING (7/26).
5. NEW BUSINESS
  - A. SITE PLAN REVIEW – 1400 FOREMAN RD. – LITEHOUSE, INC. – 43,000 S.F. ADDITION – PRELIMINARY REVIEW
  - B. VARIANCES – RECOMMENDATIONS TO THE ZONING BOARD OF APPEALS - NONE
6. ANY OTHER BUSINESS/ON GOING BUSINESS
  - A. OUTDOOR LIGHTING ORDINANCE
  - B. REVIEW OF 2010 – 2015 CAPITAL IMPROVEMENTS PLAN
7. BUILDING INSPECTORS REPORT
8. PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA
9. COMMISSIONERS REMARKS
10. ADJOURNMENT

To: Planning Commission Members  
From: David M. Pasquale  
SUBJECT: Agenda for Monday, June 28, 2010 meeting

1. CALL TO ORDER
2. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF MAY 24, 2010
3. APPROVAL OF THE AGENDA
4. PUBLIC HEARING
  - A. 117 West Main – Greg Canfield – establish hotel/motel, bed and breakfast – special use permit – public hearing. As mentioned at the last meeting, Greg Canfield wishes to establish a hotel/motel, bed and breakfast for 117 West Main which is currently under renovation. Under Section 11.03, hotel and motels are considered special uses in the C-2 Central Business District and require a public hearing.

After holding a hearing, the Commission may grant the special use permit for the hotel/motel, bed and breakfast at 117 West Main.

- B. 103 Riverside Drive – William J. Wheeler – second floor addition of living space – special use permit – set public hearing (7/26). William Wheeler has submitted an application so that he may construct a second story addition to his building for living space at 103 Riverside. As noted in his letter of June 4, Wheeler stated the living space will include a bedroom on the west end, bath and laundry in the middle, with kitchen and living room occupying the east end of the building, including an additional second story deck.

As with the first item, a special use permit is required as stated in Section 11.03 (E) providing residential dwellings in the same building with commercial uses.

A public hearing should be established for the July 26 meeting.

- C. 119 Lincoln Lake (including vacant lot at the southeast corner of Chatham and Lincoln Lake) – rezoning request from PF (Public Facilities) and R-3 (Residential) to C-3 (General Business) – set public hearing (7/26). Jennifer Lopez, owner of Daisy Floral & Gift, wishes to move her business (including retail and banquet facility) into the old Masonic Lodge. The property is zoned Public Facilities (PF) where the building resides and Multiple Family Residential (R-3) for the vacant lot immediately north. Both lots would be zoned C-3 General Business to accommodate commercial. The vacant lot is designated for off street parking.

A public hearing should be established for the July 26 meeting. A recommendation then would be given to the City Council.

5. NEW BUSINESS
  - A. SITE PLAN REVIEW
    1. 1400 Foreman Rd. – Litehouse, Inc. – 43,000 s.f. addition – preliminary review. Litehouse has submitted through Paradigm Design a preliminary site plan for a 43,000

square foot addition. Williams & Works has provided an initial review for your information.

B. Variance – Recommendation to the Zoning Board of Appeals – none

6. ANY OTHER BUSINESS/ON GOING BUSINESS

A. Outdoor Lighting Ordinance. At the May 24 meeting, the Commission had received the Outdoor Lighting Ordinance draft text placed into ordinance from by City Attorney Richard Wendt. The Commissioners were to review the document and provide comments to Commissioner Jahnke. He in turn would give these to the City Attorney.

B. Review of 2010 – 2015 Capital Improvements Plan. Enclosed is the proposed Capital Improvements Plan for your review and consideration covering facilities, streets, water, parks and the airport. Approval will be forwarded to the City Council for consideration.

7. BUILDING INSPECTORS REPORT

8. PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

9. COMMISSIONERS REMARKS

10. ADJOURNMENT