

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

For the Regular Meeting of the Planning-Citizen Advisory Commission February 25, 2008 at 7:00 p.m.

The Meeting was called to order at 7:08 p.m. by Chair LaPonsie and the Clerk called the Roll.

Present: Commissioners Dimmick, Hodges, Jahnke and Chair LaPonsie.

Absent: Commissioner Berry, Doyle and Noall.

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

IT WAS MOVED BY HODGES and seconded by DIMMICK to excuse the absences of Commissioners Berry, Doyle and Noall.

YEA: 4. NAY: 0. ABSENT: 3. MOTION CARRIED.

IT WAS MOVED BY HODGES and seconded by JAHNKE to approve the minutes for the regular meeting of January 28, 2008 as written.

YEA: 4. NAY: 0. ABSENT: 3. MOTION CARRIED.

Item #1. **APPROVAL OF AGENDA.**

The Commissioners decided to delete item 6A (Joint Signage Ordinance with Lowell Township)

IT WAS MOVED BY JAHNKE and seconded by DIMMICK to approve the agenda as amended.

YEA: 4. NAY: 0. ABSENT: 3. MOTION CARRIED.

Item #2. **PUBLIC HEARING.**

- A. Temporary Signs Ordinance Amendment - public hearing and recommendation to City Council. At the December 10, 2007 work session, the Commission had the opportunity to review the proposed temporary signs ordinance amendment.

The changes provided the display of temporary signs in the C-1, C-2, C-3 and Public Facilities Districts and are limited to 60 days within a calendar year, while other districts would have a maximum of 21 days.

Dennis Sanford of Lowell Charter Township was not in favor of allowing temporary signs up for a period of 60 days.

Rodger Garner of Good Chevrolet, reiterated they are trying to help the businesses stay afloat.

There are regulations in place to keep the signs from getting out of hand.

Commissioner Jahnke asked Building Inspector Doug Hopkins if he had any concerns. Hopkins responded no. However, he did comment that 60 days may be too long. It will not be any more difficult to enforce.

Hopkins stated IMS will charge the City for each time the firm stops to check the signs as well as the logs which the business must keep. Garner reminded Hopkins each business must pay the City \$25 for each sign permit taken.

Chair LaPonsie stated it would be nice for the City and townships to have similar ordinances.

IT WAS MOVED BY JAHNKE and seconded by DIMMICK to approve the temporary signs ordinance amendment and recommend this to the City Council for adoption.

YEA: 4. NAY: 0. ABSENT: 3. MOTION CARRIED.

Item #3. **NEW BUSINESS**

- A. SITE PLAN REVIEW – None.
- B. VARIANCES – RECOMMENDATIONS TO THE ZONING BOARD OF APPEALS – None.

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

- A. Joint Planning Commission meetings with the townships - update. Chair LaPonsie contacted Lowell Township and emailed Vergennes Township regarding the issue of quarterly meetings.
- B. Off Street Parking Lighting Section of the Zoning Ordinance - review. Jerry Persha from the Lowell Township Planning Commission was present to discuss the Lighting Ordinance. It is similar to the Lowell Township's which has been in effect for two to three years. It has been used numerous times and the excess lighting seems to be kept down.

Persha suggested buying a light meter in order to enforce the lighting and check the illumination under a lamp.

Jahnke stated he would like to meet with Berry and Commissioners to have Persha explain on site some of the questions which have been raised.

LaPonise questioned the numbers for the lighting requirements by zone. Were they based upon what people are already lighting or are those numbers pulled from somewhere else? Persha explained there is a Dark Sky Association, which is nationally based. This is where these numbers were derived.

Jahnke suggested a worksession be held prior to the next meeting.

Persha believed this was very important. He thanked Jahnke for his time.

- C. Proposed Text Changes in residential zoning districts. Based on discussions held at the last meeting, the future land use categories are proposed to be within the current residential zoning districts. By general consensus, the Commissioners agreed this was very helpful.

Pasquale stated this can be placed in ordinance form and have a public hearing set for next month. Jahnke asked if this was a good basis to start and have all of the different zoning districts down and then make one change which covers it all. LaPonsie believed this would be the easy part and then once we get into making the new stuff it will be more time consuming.

IT WAS MOVED BY JAHNKE and seconded by HODGES to set a public hearing for March 24, 2008 meeting regarding proposed text changes in residential zoning districts.

YEA: 4. NAY: 0. ABSENT: 3. MOTION CARRIED.

- D. Civil Infractions Ordinance. City Attorney Richard Wendt provided an initial report regarding the City Infractions Ordinance. Next month, action could be taken.

Item #5. **BUILDING INSPECTOR'S REPORT.** No comments were received.

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

Item #7. **COMMISSIONERS COMMENTS.** Commissioner Hodges reminded everyone regarding "Coffee with the Council" which will be held this Saturday, March 1, 2008 at the Chamber of Commerce office from 8 a.m. to 10 a.m.

Commissioner Dimmick gave his appreciation to Commissioner Jahnke regarding the recent work he has done for the Planning Commission.

IT WAS MOVED BY JAHNKE to adjourn at 7:43 p.m.

DATE:

APPROVED:

Maryalene LaPonsie, Chairman

Betty R. Morlock, City Clerk