

PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE  
CITY OF LOWELL, MICHIGAN  
AGENDA  
FOR THE REGULAR MEETING OF  
MONDAY, MARCH 22, 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 FEBRUARY 22, 2010
3. APPROVAL OF AGENDA
4. PUBLIC HEARINGS
  - A. ORDINANCE TO INCLUDE TEMPORARY SOFT SIDED GARAGES IN RESIDENTIAL DISTRICTS – PUBLIC HEARING AND RECOMMENDATION TO THE CITY COUNCIL
  - B. CHERRY CREEK ELEMENTARY SCHOOL (12675 FOREMAN) – INSTALLATION OF A RADIO ANTENNA – SPECIAL USE PERMIT – PUBLIC HEARING
  - C. 115 – 117 – 119 W. MAIN – GREG CANFIELD – ESTABLISHMENT OF A SECOND FLOOR FOR RESIDENTIAL PURPOSES – SPECIAL USE PERMIT – PUBLIC HEARING
  - D. 130 N. CENTER – ROBERT ROBINSON – INSTALLATION OF A RADIO ANTENNA – SPECIAL USE PERMIT – PUBLIC HEARING
6. NEW BUSINESS
  - A. SITE PLAN REVIEW - NONE
  - B. VARIANCES – RECOMMENDATIONS TO THE ZONING BOARD OF APPEALS - NONE
7. ANY OTHER BUSINESS/ON GOING BUSINESS
  - A. USE OF MASONIC LODGE BUILDING (112 LINCOLN LAKE) AS WRESTLING CENTER – DAVE DEAN
  - B. OUTDOOR LIGHTING ORDINANCE – FURTHER REVIEW
  - C. JOINT SIGNAGE ORDINANCE WITH LOWELL CHARTER TOWNSHIP – UPDATE – DEFERRED FROM PREVIOUS MEETINGS
8. BUILDING INSPECTORS REPORT
9. PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA
10. COMMISSIONERS REMARKS
11. ADJOURNMENT

To: Planning Commission Members  
From: David M. Pasquale  
SUBJECT: Agenda for Monday, March 22, 2010 meeting

1. CALL TO ORDER
2. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 22, 2010
3. APPROVAL OF THE AGENDA
4. PUBLIC HEARING

- A. Ordinance to include temporary soft sided garages in residential districts – public hearing and recommendation to the City Council. After an additional review and corrections of the draft, the ordinance regulating temporary soft sided garages is presented for public hearing.

The ordinance provides for general provisions for floor area (300 square feet or less), height (not exceeding 14 feet) and length and width (not exceeding 24 feet).

A permit shall be issued for an initial term not to exceed 3 years and may be extended for one renewal term not to exceed 3 more years.

After receiving public comments, the Planning Commission may provide a recommendation to the City Council regarding this ordinance proposal.

- B. Cherry Creek Elementary School (12675 Foreman) – installation of a radio antenna – special use permit – public hearing. Steve Turnbull of the Lowell Area Schools has requested permission to install an antenna 24 feet in height on the roof mount of the northwest section at Cherry Creek Elementary School for the amateur radio club.

In talking to Greg Pratt, Lowell Area Schools Superintendent, no School Board action is needed for the antenna.

Under Section 4.22 of the Zoning Ordinance, amateur radio antennas may be approved by the Planning Commission as a special use permit. Reasonable conditions may be imposed.

After holding a public hearing, the Commission may consider the special use permit.

- C. 115 – 117 – 119 W. Main – Greg Canfield – establishment of a second floor for residential purposes – special use permit – public hearing. Greg Canfield, as part of the renovation project, wishes to construct a second floor addition at 115 – 119 West Main Street. (see attached drawing). Since the property is zoned Downtown Business District, a residential dwelling along with a commercial use requires a special use permit.

As noted from the last meeting, the residence would involve a single space, three bedroom unit of 1600 square feet.

Under Section 19.01 C., this property will have access to a community parking lot (Riverside Drive) as being in the Downtown Business District.

After completing a public hearing, the Commission may consider the special use permit.

- D. 130 N. Center – Robert Robinson – installation of a radio antenna – special use permit – public hearing. Bob Robinson wishes to establish a radio antenna at his residence located at 130 N. Center. As noted previously, under Section 4.22, a special use permit granted by the Planning Commission is required. Two small antennas are planned on a 70' tower.

The Commission will consider the special use permit after conducting a public hearing

5. NEW BUSINESS

A. Site Plan Review – none

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

6. ANY OTHER BUSINESS/ON GOING BUSINESS

A. Use of Masonic Lodge Building (112 Lincoln Lake) as wrestling training center – Dave Dean. In the attached letter, Dave Dean wishes to discuss the possibility of using the Masonic Lodge Building as a wrestling training center. The property is zoned Public Facility and would need a General Business District designation to allow this use. Indoor recreation facilities are provided in the C-2 District.

B. Outdoor Lighting Ordinance – further review. The outdoor lighting ordinance has been reviewed over the last several meetings. Doug Folsom has provided his comments on the text.

C. Joint signage ordinance with Lowell Charter Township – update – deferred from previous meetings.

7. BUILDING INSPECTORS REPORT

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

9. COMMISSIONERS REMARKS

10. ADJOURNMENT