

PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE  
CITY OF LOWELL, MICHIGAN  
AGENDA  
FOR THE REGULAR MEETING OF  
MONDAY, JULY 26, 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 JUNE 28, 2010
3. APPROVAL OF AGENDA
4. PUBLIC HEARING
  - A. 103 RIVERSIDE DRIVE – WILLIAM J. WHEELER – SECOND FLOOR ADDITION OF LIVING SPACE – SPECIAL USE PERMIT – PUBLIC HEARING
  - B. 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) – PUBLIC HEARING – RECOMMENDATION TO CITY COUNCIL
5. NEW BUSINESS
  - A. SITE PLAN REVIEW – 1400 FOREMAN RD. – LITEHOUSE, INC. – 43,000 S.F. ADDITION – DEFER UNTIL THE 8/23 MEETING
  - B. VARIANCES – RECOMMENDATIONS TO THE ZONING BOARD OF APPEALS - NONE
6. ANY OTHER BUSINESS/ON GOING BUSINESS
  - A. OUTDOOR LIGHTING ORDINANCE – TABLED FROM THE LAST MEETING
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, July 26, 2010 meeting

1. CALL TO ORDER
2. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF JUNE 28, 2010
3. APPROVAL OF THE AGENDA
4. PUBLIC HEARING
  - A. 103 Riverside Drive – William J. Wheeler – second floor addition of living space – special use permit – public hearing. As mentioned at the last meeting, 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.

A special use permit is required as stated in Section 11.03 (E) providing residential dwellings in the same building with commercial uses.

After receiving public comments, the Commission may consider the special use application.

- B. 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) – public hearing – recommendation to City Council. 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.

After conducting a public hearing, the Planning Commission will provide a recommendation on the rezoning to the City Council.

5. NEW BUSINESS
  - A. SITE PLAN REVIEW
    1. 1400 Foreman Rd. – Litehouse, Inc. – 43,000 s.f. addition – defer until the 8/23 meeting. David Hendershott of Paradigm Design, Inc. has requested that the site plan review for the Litehouse addition be deferred until the August 23 meeting. This will allow sufficient time to finalize plans.
  - B. Variance – Recommendation to the Zoning Board of Appeals – none

6. ANY OTHER BUSINESS/ON GOING BUSINESS

- A. Outdoor Lighting Ordinance – tabled from the last meeting. At the May 24 meeting, the Commission had received the Outdoor Lighting Ordinance draft text placed into ordinance form 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.

This was tabled from the last meeting.

7. BUILDING INSPECTORS REPORT

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

9. COMMISSIONERS REMARKS

10. ADJOURNMENT