

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING**  
**April 12, 2021**

Held in person and by Teleconference

**PRESENT:** Blough, Batchelor, Simmonds, Edwards

**TOWNSHIP PLANNER:** Tim Johnson

**CITIZENS IN ATTENDANCE:** 6

**CITIZENS PARTICIPATING IN TELECONFERENCE:** 26

The Regular Meeting of the Lowell Charter Township Planning Commission was called to order by Chairperson Simmonds at 7:00 pm.

**APPROVAL OF MINUTES OF MARCH 8, 2021 REGULAR MEETING:**

Mr. Edwards made corrections involving the spelling of Yeiter and a minor wording edit. He then moved that the Minutes of the Regular Meeting of March 8, 2021 be approved as amended. Motion seconded by Mr. Batchelor. All in favor and the Minutes of the Regular Meeting of March 8, 2021 are approved.

**CHANGES OR ADDITIONS TO THE AGENDA:**

There were no changes or additions to the agenda.

**PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:**

The meeting was opened to public comment at 7:06 pm. One citizen spoke. Public comment was closed at 7:07 pm.

**PUBLIC HEARINGS:**

**Reformatted Zoning Ordinance**

The public hearing was opened at 7:07 pm. Chairperson Simmonds read the published notice. A citizen spoke in favor of the added hyperlinks. The public input portion of the hearing was closed at 7:09 pm.

Tim Johnson gave a presentation on the reformatting of the Zoning Ordinance. The digital format and hyperlinks make it very easy to find specific sections and references as well as to edit the ordinance, as necessary. Mr. Edwards appreciates the exclusions being included within the body of the ordinance. He also feels that Mr. Johnson captured everything the Planning Commissioners requested to be included in the reformatted Zoning Ordinance. Mr. Blough noted the digital version was very easy to use and asked who prepared the ordinance. Mr. Johnson responded that Will Johnson, his son, who is a computer engineer, performed the work.

There being no further questions or comments from members of the Planning Commission, Mr. Edwards moved that the Planning Commission recommend to the Township Board that the

Board adopt the reformatted Lowell Township Zoning Ordinance as presented. Motion seconded by Mr. Blough. All in favor and the Reformatted Zoning Ordinance is recommended to the Township Board for approval.

### **I-96 PUD (Planned Unit Development) Amendment**

The public hearing was opened at 7:34 pm. Chairman Simmonds read the published notice. A citizen expressed their concerns with pollution being allowed under this amendment. The public input portion of the hearing was closed at 7:39 pm.

Mr. Johnson gave an overview of the amendment text.

Mr. Blough asked if the applicant is required to follow this PUD amendment. Mr. Johnson explained that this amendment will allow an applicant to request a rezoning to the I-96 PUD zone.

Mr. Sid Jansma Jr. has owned this property for over a decade. He appreciates the flexibility of the commercial uses and industrial uses within the document. Mr. Jansma has room to add an additional static billboard to his property due to his I-96 frontage. The Township has an ordinance allowing only 18 billboards within the Township. The additional billboard Mr. Jansma mentioned would bring the total number of billboards in the Township to 19.

Mr. Edwards asked what the MCL number is regarding billboards and whether the state law supersedes the Township ordinance. Mr. Johnson stated the Township ordinance can restrict the number of billboards allowed. The Planning Commission could allow a 19<sup>th</sup> billboard in this I-96 PUD.

Mr. Gary Tamminga with Franklin Partners referenced section 15.05 – d. Building Height, and the 35-foot building height maximum located within 100 feet of the right of way of Cascade Rd and Alden Nash Ave. Mr. Tamminga requested a 45-foot “clear building height” to meet the needs of possible industrial uses. The clear building height is the distance from the finished floor of a building to any overhead obstructions such as joists, lights, sprinklers, etc. Mr. Tamminga noted that this I-96 PUD would be developed in phases from the east to the west.

Mr. Batchelor expressed an interest to keep the current Township building height definition as a form of uniformity within the Township. He would like the same perimeters on Alden Nash and Cascade Rd. Planning Commissioners discussed changing the wording of section 15.05-d. from 100 feet to 75 feet for both paragraphs 1 and 2 as follows:

1) Buildings located within 75 feet of the right of way of Cascade Road and Alden Nash Avenue shall not exceed a height of 35 feet. 2) Buildings proposed to be located beyond 75 feet of the right of way of Cascade Road and Alden Nash Avenue which are proposed with a height greater than 35 feet may be approved if the additional height is approved by the Township Fire Chief and the Township Board, based on a recommendation from the the Planning Commission.

There being no further questions or comments from members of the Planning Commission, Mr. Simmonds moved that the Planning Commission recommend to the Township Board that the

Board adopt the I-96 PUD Amendment as amended. Motion seconded by Mr. Edwards. All in favor and the I-96 PUD Amendment is recommended to the Township Board for approval.

**UNFINISHED BUSINESS:**

**2nd Review of My Storage Great Lakes Special Land Use Request**

Mr. Johnson gave a summary of his report dated April 12<sup>th</sup>.

Mr. David Dean, the special land use applicant gave a presentation on the current land uses and his proposed storage unit usage. Mr. Johnson reminded the applicant that the site plan needs to show everything that you are proposing to do on the land, including trailer locations, dumpster locations and screening, phasing plan, truck movement, lighting, and any fencing. Mr. Edwards questioned if the middle driveway should be closed due to safety issues. Chairman Simmonds noted that the current site plan needs some work and is not ready for a public hearing. The applicant was advised to re-submit the plan.

**NEW BUSINESS:**

**Presentation by Steve VanderZiel for Project on Alden Nash Ave.** – Mr. VanderZiel was not present.

**Review of First Draft of Outdoor Event and Assembly Ordinance (General Law Ordinance) For Township Board**

Mr. Edwards questioned if the Planning Commission should be working on this ordinance if the Township is currently in litigation with Mr. Wenger. Mr. Johnson summarized the intent of this General Law Ordinance as well stating that Mr. Wenger has multiple zoning violations. Chairman Simmonds is concerned with making permits necessary for groups as small as 25-50-75 attendees. He also questions if the Township should define publicly owned property under Section 5. Mr. Blough suggested a two-tier system to handle the event attendee numbers.

**COMMISSIONER COMMENTS:**

Chairperson Simmonds indicated that there would be no workshop meeting on April 26<sup>th</sup>.

**Adjournment:**

Motion to adjourn made by Mr. Batchelor. Motion seconded by Mr. Edwards. All in favor and the Regular Meeting of the Lowell Township Planning Commission was adjourned at 9:44 pm.

Submitted \_\_\_\_\_ Deputy Clerk, Lowell Township  
Angela Wilcox

Approved \_\_\_\_\_