

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
May 10, 2021**

PRESENT: Blough, Simmonds, Edwards, Forde

ABSENT: Batchelor

TOWNSHIP PLANNER: Tim Johnson

CITIZENS IN ATTENDANCE: 5

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 APRIL 12, 2021 REGULAR MEETING:

Mr. Edwards moved that the minutes of the regular meeting of April 12, 2021 be approved with one minor edit. Motion seconded by Mr. Forde. All in favor and the minutes of the regular meeting of April 12, 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 7:09 p.m. No one spoke. Public comment was closed at 7:09 p.m.

PUBLIC HEARINGS: There are no public hearings.

UNFINISHED BUSINESS: There is no unfinished business.

NEW BUSINESS:

Kamak, LLC – Site Plan Review for Industrial Building at 5960 Alden Nash Ave SE

Mr. Simmonds stated that the Commissioners have received site plans, reports from the Township Planner and Twp engineer, elevation drawings, electrical plans, and a lighting plan.

The applicant, Mr. Steve Vanderziel presented on behalf of the Kamak building project venture. The objective is to offer space for start-up businesses to operate and grow. The pole building would offer spaces for lease in 4,000 and 6,000 square feet, fully insulated and heated, with a private well and septic. The project has received an erosion permit. The MDOT driveway permit has been applied for. A shared driveway agreement for parcels A and B will be required prior to parcel B being developed.

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Mr. Johnson presented his May 10th report. The site is zoned industrial. Any permitted uses listed in section 12.02 would be allowed. Any special uses would have to be approved after a public hearing. The plan meets requirements for lighting, signage, parking. Mr. Forde would like the driveway permit tied to occupancy instead of required prior to a building permit being issued.

There being no further questions or comments from members of the Planning Commission, Mr. Edwards moved that the Planning Commission approve the site plan dated April 13, 2021 with the following conditions being met: items A – E as noted in the May 10, 2021 Main Street Planning report and item C is amended to read as follows: A driveway permit shall be provided to the Township before a ~~building~~ **occupancy** permit is issued. Motion seconded by Mr. Forde. All in favor and the Site Plan of 5960 Alden Nash Ave SE industrial building is approved subject to the conditions being met as stated.

MASTER PLAN REVIEW

Mr. Johnson presented the following four discussion items to update the master plan.

- 1) Align the 2021 master plan with the current R-1 zoning for areas in sections 1 and 12. Designate the RR/AG-2 as Low Density Residential (LDR).
- 2) In order to have a private road one must have a parcel large enough to have a minimum of 5 lots. For example, in AG-2 zoning, a 20-acre minimum is required. In R-1 zoning that means a 10-acre minimum. Mr. Johnson explained that by changing to a 2-3 lot minimum, the township could potentially see: more property developed, more private streets built, more emergency service issues, more traffic, and a greater effect on the rural character and natural environment of the township.
- 3) Rezone the 3 residential lots directly across from the new fairgrounds on Cascade Rd to a nonresidential use such as converted office space, a restaurant, or a retail use.
- 4) Update the I-96 planning area language relating to the mixed-use changes of the 238-acres located on Alden Nash between Cascade Rd and I-96. The language change would recognize the re-located fairgrounds and the flexible land uses this commercial operation would complement.

Mr. Simmonds moved that the Planning Commission approve the correction to the master plan to bring it in-line with the existing zoning in section 1 and section 12. Motion seconded by Mr. Edwards. All in favor and the master plan change is approved.

Mr. Simmonds and Mr. Edwards are not prepared to make a master plan change regarding private roads requiring 5 lots. Mr. Blough would like to make R-1 a bigger area on the map. The Planning Commission tabled the 5-lot rule for a private road rule until the next meeting.

The Planning Commission is against rezoning the 3 lots on Cascade Rd across from the fair.

The Planning Commission is in favor of the I-96 Planning area Master plan language changes.

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ELECT SECRETARY


Mr. Simmonds nominated Mr. Edwards as Secretary of the Planning Commission. Motion seconded by Mr. Blough. All in favor and Mr. Edwards is the Secretary of the Planning Commission.

COMMISSIONER COMMENTS:

Chairperson Simmonds indicated that there would be no workshop meeting on May 24, 2021.

ADJOURNMENT:

Motion to adjourn made by Mr. Edwards. Motion seconded by Mr. Blough. All in favor and the regular meeting of the Lowell Charter Twp Planning Commission was adjourned at 8:18 p.m.

Submitted  Planning Commission Secretary
Scott Edwards

Approved 

