

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
JUNE 14, 2021**

PRESENT: Batchelor, Blough, Simmonds, Edwards, Forde
TOWNSHIP PLANNER: Tim Johnson
CITIZENS IN ATTENDANCE: 4

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 MAY 10, 2021, REGULAR MEETING:

Mr. Forde moved that the Minutes of the Regular Meeting of May 10, 2021, be approved as submitted. Motion seconded by Mr. Blough. All in favor and the Minutes of the Regular Meeting of May 10, 2021, are approved.

CHANGES OR ADDITIONS TO THE AGENDA: None

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA: Public comment opened at 7:02 p.m. No one spoke. Public comment was closed at 7:02 p.m.

UNFINISHED BUSINESS:

My Storage Great Lakes Special Land Use and Site Plan Review

Mr. Simmonds stated that the Commissioners have received a revised site plan, a report from the Township Planner, and a report from the Township Engineer.

Rick Postema from Richard Postema Assoc. Architects and My Storage Great Lakes owner Gabe Dean gave an overview of the proposed self-storage project and the site plan. Currently, My Storage Great Lakes assembles storage units, and ships the units off site. The proposed mini-storage project is composed of two phases. Phase 1 would consist of 41 storage units. Phase 2 would add an additional 29 units. It will stay in Phase 1 until Pro-Seal moves off-site. Moving ahead with the current hard-packed gravel parking lot and adding crushed stone to the self-storage area. Handicap parking will be designated with signage only. The applicant is proposing the use of Juniper trees for screening dumpster areas and raw material storage. Box Elders are proposed for a buffer around the parking lot and to meet the landscape ordinance. The self-storage drive will be one-way. The dumpster at Noon Tire will be relocated and have mechanical screening. Township Planner Mr. Johnson presented his June 14th report. There are currently 4 uses on the site. Pro Seal, being considered a contractor, will need to have a public hearing to request a special use permit. The lighting plan meets the ordinance.

The Planning Commission agreed that the following items are resolved: The width of the driving lanes (20 ft and 17 ft) are fine within the facility. Crushed stone is acceptable for the storage units and the hard-packed gravel is acceptable for the parking lot. Vinyl siding is acceptable for the back side of the units. The Juniper trees are acceptable screening. The five uses function properly, efficiently, and safely together per section 4.06 and do not create conflicts with each other. The boat must be removed from the property. The storage units will be a sun-up to sun-down operation with set hours.

There being no further questions or comments, Chairperson Simmonds moved to set a public hearing date of July 12, 2021, for My Storage Great Lakes, LLC and for a special use permit request for Pro Seal. Motion seconded by Mr. Batchelor. All in favor and the public hearing is set for July 12, 2021.

Master Plan Review

5 lot rule for private roads - Mr. Johnson explained that people desire to live in the Township and lowering the requirement to 2 or 3 lots could increase housing opportunities. The Commissioners recommend that this topic be discussed in the future to determine an appropriate course of action.

Renewable Energy - Mr. Johnson presented on planning for wind and solar projects. Mr. Simmonds proposed allowing solar farms within 100 yards of I-96 on both sides, except for areas that are designated Ag-2 in the master plan. The item is tabled for further discussion in July.

NEW BUSINESS: None


COMMISSIONER COMMENTS

Mr. Blough spoke to some semi-happy neighbors of Cumberland Highlands who said that the developer has acknowledged their complaints. Mr. Edwards informed the Commissioners that the State Senate passed two mining bills that will take control away from the Township.

Mr. Simmonds indicated that there would be no workshop meeting on June 28, 2021.

ADJOURNMENT

Motion to adjourn made by Mr. Forde. Motion seconded by Mr. Batchelor, All in favor and the regular meeting of the Lowell Township Planning Commission was adjourned at 8:32 pm.

Approved  7-12-2021 Planning Commission Secretary
Scott Edwards Date

Submitted  Angela Wilcox, Lowell Twp Deputy Clerk