

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
FEBRUARY 8, 2016**

**PRESENT:** Blough, Batchelor, Simmonds, Clements, Edwards  
**TOWNSHIP PLANNER:** Tim Johnson  
**CITIZENS IN ATTENDANCE:** 2

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

**APPROVAL OF MINUTES:**

The Minutes of the Public Hearings and Regular Meeting of January 11, 2016 were presented for approval. Mr. Edwards moved to approve the Minutes as presented. Seconded by Mr. Blough. All in favor and the Minutes of January 11, 2016 are approved.

**CHANGES OR ADDITIONS TO THE AGENDA:**

There were no changes to the Agenda.

**PUBLIC COMMENT:**

The meeting was opened to public comment at 7:02 pm. No one spoke. Public comment was closed at 7:02 pm.

**OLD BUSINESS**

**Continue review of proposed amendments regarding the definitions of Front Lot Line and Road Frontage from January 11, 2016 meeting.**

Tim Johnson summarized Draft #3 of the proposed Amendments to Change the Definitions of Front Lot Line and Road Frontage and to Add Regulations to Measure the Front Lot Line dated February 8, 2016.

Section 1 of the proposed amendment was addressed first. After discussion, Mr. Simmonds moved to use version #2 of the proposed definitions for Road Frontage, to be defined as the length of a single continuous front lot line. Motion seconded by Mr. Edwards. Four in favor, one opposed, and the definition was approved.

With respect to Section 2 of the proposed amendment, in Paragraph B, the last sentence was corrected by removing the mistaken strike-through of the words "front lot lines".

Section 3 had no changes.

It was determined that sufficient change had been made to the proposed Amendments to require a new Public Hearing.

There being no further questions or comments, Mr. Clements moved to set the proposed Amendments to Change the Definitions of Front Lot Line and Road Frontage and to Add Regulations to Measure the Front Lot Line dated February 8, 2016 for public hearing at the Regular Meeting of the Planning Commission on March 14, 2016. Motion seconded by Mr. Blough. All in favor and the proposed Amendments are set for public hearing on March 14, 2016.

## **NEW BUSINESS**

### **Review of Priceless Storage building expansion and set a public hearing date**

Walter Price presented preliminary drawings and a description of the proposed additions of up to three new storage buildings, and an enlarged outdoor storage area, to the current Priceless Storage facility. It was noted that a lighting plan would be required. On questioning, he advised that the access drive to the property was now owned by Red Creek Waste Services, with an easement for use retained by Priceless Storage.

There being no further questions or comments, Mr. Batchelor moved to set the Priceless Storage request for additional storage buildings and an enlarged outdoor storage area for public hearing at the Regular Meeting of the Planning Commission on March 14, 2016. Motion seconded by Mr. Edwards. All in favor and the matter is set for public hearing on March 14, 2016.

### **Approval of Draft 2016 Planning Commission Work Program**

The proposed list of matters to be addressed by the Planning Commission in 2016 was reviewed.

There was some discussion about the decibel noise measurement requirements in the Ordinance. Mr. Clements asked that work item #5, concerning separation distances between adult foster care facilities, be reviewed to see if it also would be applied to the Commercial Zone and retirement facilities.

There being no further questions or comments, Mr. Simmonds moved to approve the Work Program presented on February 8, 2016. Mr. Clements seconded. All in favor and the 2016 Work Program is approved.

It was decided that Item 2 concerning Home Based Businesses, and Item 3 on US Supreme Court requirements concerning Township Sign Regulations, should be addressed first.

### **COMMISSIONER COMMENTS:**

Mr. Simmonds suggested that there is a need to review the group gatherings ordinance in connection with the new park under construction. He also noted that the Township Board would

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be reviewing the Alden Ridge rezoning and OS-PUD project, and the proposed Temporary Housing Special Use amendment to the Ordinance, on the following Tuesday, should members of the Planning Commission wish to attend.

It was determined that there was no need for a Workshop Meeting on February 22th.

**ADJOURNMENT:**

Mr. Batchelor moved to adjourn. Seconded by Mr. Edwards All in favor and the Regular Meeting of the Lowell Charter Township Planning Commission was adjourned at 8:07 p.m.

Submitted \_\_\_\_\_ Secretary

Timothy Clements

Approved \_\_\_\_\_