

LOWELL CHARTER TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING
April 30, 2018

PRESENT: Blough, Batchelor, Simmonds, Clements, Edwards

TOWNSHIP PLANNER: Tim Johnson

CITIZENS IN ATTENDANCE: 10

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

DISCUSSION OF FAIRGROUNDS SPECIAL LAND USE REQUIREMENTS:

Tim Johnson led a review of his Draft #1 of the Requirements for County Fairs & Accessory Uses dated April 30, 2018. The following changes were made:

Paragraph 22.09 (b) 4) vi – the word ‘manage’ was changed to ‘management’.

Use of the term ‘fair’ will need to be changed to ‘core fair’ where appropriate.

Paragraph 22.09 (b) 4) x – the word ‘operations’ should be added after the word ‘construction’.

Paragraph 22.09 (b) 4) xi – applications will need to include information on expected sound levels.

Paragraph 22.09 (c) 2) – change first line to read ‘Hours and Days of Core Fair Operations When Open to the Public’.

Paragraph 22.09 (c) 3) – the beginning of the first sentence should be ‘The land within 50 feet’, and add to the end of the sentence ‘to the extent reasonable’.

After extensive discussion, the following decisions were made about setback distances:

Paragraph 22.09 (c) 4) i – the sentence should be ‘Buildings: 200 feet from all public street rights of way and 50 feet from all other lot lines’.

Paragraph 22.09 (c) 4) ii – the sentence should be ‘Outdoor activities: 100 feet from all public street rights of way and 50 feet from all other lot lines’.

Paragraph 22.09 (c) 4) iii – the sentence should be ‘Parking: 100 feet from all public street rights of way and 50 feet from all other lot lines’.

Paragraph 22.09 (c) 5) – change ‘property line’ to ‘lot line’, and add ‘measurable’ between the words ‘produce’ and ‘noise’.

Paragraph 22.09 (c) 6) ii – after discussion, it was decided to drop this provision.

Paragraph 22.09 (c) 6) iii – re-number to ii and change sentence to read ‘Lights shall be reduced to security lighting one hour after close of activities’.

Fairground representatives explained that full lighting would also be needed when animals from the Core Fair are loaded onto trucks during the night at the end of the Core Fair.

Paragraph 22.09 (c) 6) iv – it was decided that non-downlighting would be allowed if it met the required light limits measured at the lot line. The details of such lighting would be determined at the time of application and review.

Paragraph 22.09 (c) 7) i – the word ‘fair’ is changed to ‘fairgrounds’ and the words ‘and any accessory uses’ are dropped.

Paragraph 22.09 (c) 7) ii – after discussion, it was decided to drop this provision.

Paragraph 22.09 (c) 8) i – this section will be revised to make clear that enough parking must be provided to avoid on-street parking.

Paragraph 22.09 (c) 10) – enforcement of manure disposal is with the Natural Resources Conservation Service of the Michigan Department of Natural Resources.

Paragraph 22.09 (c) 11) i) a – the maximum illumination is reduced from three-tenths foot candles to two-tenths foot candles over ambient light levels.

The minimum amount of time between message changes on the electronic reader board sign is to be determined.

Paragraph 22.09 (c) 12 – Ordinance Section 22.03 (n), Campgrounds, Recreational Vehicle Parks, contains additional regulatory language. Licensing is required from the Michigan Department of Natural Resources. Ordinance provisions may be modified by the Planning Commission during the application review.

Paragraph 22.09(e) – the section on possible Prohibited Uses is dropped, as it was determined that alcohol service licenses and the issuance of a fireworks permit are handled by other governmental entities.

A Draft #2 is to be prepared by Tim Johnson based on the above input he has received from the Planning Commission.

Mr. Batchelor confirmed with Tim Johnson that the proposed Regulations would apply to municipal as well as private fairgrounds, and would also cover accessory uses.

REVIEW IMPACT CHURCH FINDS OF FACT

Tim Johnson reviewed his Memorandum of April 26, 2018, regarding his proposal to Revise Findings of Fact for Impact Church. In the motion to approve the Special Land Use of Impact Church, set forth in the Minutes of March 12, 2018, the last sentence of the first Condition refers to an access drive to the Impact Church property over land currently being used by Walgreens. The last sentence states ‘If this condition is not met, the Special Land Use may still be approved, but the access drive must be blocked until such approval is granted by Walgreens’. He sees this language as conflicting with the specific Special Land Use language which states ‘There must be a minimum of two access points (driveways)’. His recommendation is to remove this last sentence from the Findings of Fact. Mr. Edwards moved to revise the above language to remove the last sentence, as recommended in Tim Johnson’s Memorandum of April 26, 2018. Motion seconded by Mr. Blough. All in favor and the last sentence is removed.

COMMISSIONER COMMENTS:

Mr. Blough spoke about a possible trail connection between the proposed fairgrounds and a future County Park on land near him.

Mr. Batchelor shared an entry from the Lowell Ledger regarding events from 25 years ago, quoting David Simmonds in his role as a Planning Commissioner. Chairperson Simmonds has served on the Planning Commission since 1990.

Mr. Edwards stated that he would not be able to attend the May 14th meeting of the Planning Commission.

ADJOURNMENT:

Mr. Batchelor moved to adjourn. Motion seconded by Mr. Edwards. All in favor and the Special Meeting of the Lowell Charter Township Planning Commission was adjourned at 9:46 p.m.

Submitted _____ Secretary

Timothy Clements

Approved _____