

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION  
SPECIAL MEETING  
August 24, 2020**

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

**TOWNSHIP PLANNER:** Tim Johnson

**CITIZENS IN ATTENDANCE:** 0

The Special Meeting of the Lowell Charter Township Planning Commission was called to order by Chairperson Simmonds at 7:01 pm.

**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 7:02 pm. No one spoke. Public comment was closed at 7:02 pm.

**DISCUSSION OF PROPOSED MIXED USE PUD ZONING REGULATIONS:**

Tim Johnson presented proposed changes to the Lowell Township Master Plan. Language was offered for the proposed Kent County Fairgrounds and for Residential Use in the Mixed Use PUD zone. Mr. Blough suggested directing multi-family housing to the West side of the Mixed Use PUD, near a proposed extension of Timpson Road, and that commercial uses such as a hotel and restaurants be directed to the East side, along Alden Nash. The hope is to avoid pressure to put Commercial on the East side of Alden Nash, which is prime farmland. Mr. Clements asked if such provisions should be in the Master Plan or the Zoning Ordinance, and Mr. Johnson explained why it would be best to put them in the Master Plan. The timing for public hearing on the Mixed Use PUD section of the Master Plan was briefly discussed.

On Page 2, second full paragraph it was decided to remove two references to single-family dwellings, and only allow two-family and apartment dwellings in the Mixed Use PUD.

Chairperson Simmonds confirmed that the Mixed Use PUD would allow a mix of Industrial, Commercial, Business and Residential activities. There was concern that only one use might occur where mixed use was desired; Mr. Blough suggested that a minimum of two of the these uses be required in the development of the Mixed Use PUD. The specific uses allowed in the Mixed Use PUD would largely match those allowed in each of the corresponding four individual zoning districts.

Mr. Batchelor asked about the three small parcels included in the Mixed Use PUD, which are located in the Northwest corner of this district. It might not be possible to have two uses with a small parcel so they might have to be allowed to have only a single use. Mr. Johnson will review this question.

Next reviewed was Draft 1 of the Mixed Use Planned Unit Development Zoning District dated May 24, 2020. This is where the uses similar to the four existing districts' uses would be listed. The language requiring at least two types of uses in the Mixed Use PUD would be added to Section 15.01 also.

Section 15.02 d) addresses whether the entire Mixed Use PUD would need to be included in any application for rezoning. It was questioned whether the three small parcels in the Northwest corner, currently zoned Ag-2, could be excluded from the Mixed Use PUD. Chairperson Simmonds favored them being included. Mr. Johnson will review this question.

Mr. Blough asked about the process of adding further land to the Mixed Use PUD in the future. Mr. Johnson indicated such a change would need to begin with changing the Master Plan.

Section 15.03 addresses development standards for all uses. These would include all uses currently allowed in the R-3, Commercial and Light Industrial zones. Mr. Clements asked about eliminating Adult Entertainment from this district. This will be removed from the approved uses for the Mixed Use PUD district. Mr. Clements also asked about the language allowing wholesale warehouses and whether this would include Retail Distribution Centers. This will be reviewed for possible addition to the Zoning Ordinance.

Section 15.05 addresses Development Standards. Section b) will need revision to the examples of 'unified ownership'. Section d) addresses building height. After discussion it was decided that for buildings over 35 feet in height, there would be required an additional setback (beyond the minimum required) of five feet for each height increase of 1 foot. This would only apply to buildings on external roads (Cascade and Alden Nash). Parking would be allowed in this additional setback area.

With respect to g) Building Facade requirements, it was felt that corrugated metal might also be allowed. Facade requirements would apply with respect to both external and internal roads. Additional visual elements could be used to visually break up exterior walls. The 50% facade requirement will be used.

Section h) addresses phasing of development. Mr. Batchelor suggested 70% Industrial, 30% Commercial, while still encouraging traffic to continue into Lowell. How control of Industrial and Commercial phasing would be implemented was discussed. Mr. Johnson will review this question.

Section i) addresses driveways. The County allows a drive every 300 feet. The Planning Commission can limit drives to fewer than the number allowed by the County.

Section 15.06 b) is the formula for determining the number of dwellings allowed in the Mixed Use PUD. Chairperson Simmonds liked the provisions proposed and there was general agreement with this. He also pointed out an incomplete sentence in d)2)v). This will be corrected.

Section 15.07 addresses where open spaces in the non-residential sections of the Mixed Use Planned Unit Development might be required. Chairperson Simmonds liked the current language. Mr. Clements questioned whether individual buildings might develop their open space as they chose. Mr.

Johnson stated that the proposed open space use would need to be shown on the Site Plan and could be addressed at that time.

Section 15.08 addresses review procedures. Mr. Johnson advised that there would be a public hearing for the initial overall plan, but hearings would not be required for each submitted Site Plan in the Mixed Use PUD.

Mr. Johnson will prepare another draft based on input received. Mr. Batchelor suggested that solar energy systems in the Mixed Use PUD should also be considered in the next draft.

**COMMISSIONER COMMENTS:**

Mr. Batchelor asked about the recent repaving of the Meijer parking lot, and inclusion of a section of public roadway leading from the parking lot to M-21.

Chairperson Simmonds will confirm that the tour of the proposed County Fairground land will be on September 1, 2020 at 10:00 am. The latest Site Plan for this land may be brought to the Planning Commission for review on September 14, 2020.

**Adjournment:**

Motion to adjourn made by Mr. Edwards. Motion seconded by Mr. Blough. All in favor and the Special Meeting of the Lowell Charter Township Planning Commission was adjourned at 8:43 pm.

Submitted \_\_\_\_\_ Secretary  
Timothy Clements  
Approved \_\_\_\_\_