

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING AND PUBLIC HEARING  
February 11, 2019**

**PRESENT:** Blough, Batchelor, Simmonds, Clements, Edwards  
**TOWNSHIP PLANNER:** Tim Johnson  
**CITIZENS IN ATTENDANCE:** 11

The Regular Meeting of the Lowell Charter Township Planning Commission was called to order by Chairperson Simmonds at 7:03 pm.

**APPROVAL OF MINUTES:**

The Minutes of the Regular Meeting and Public Hearings of January 14, 2019 were presented for approval. Mr. Batchelor moved to approve the Minutes as presented. Motion seconded by Mr. Blough. All in favor and the Minutes of January 14, 2019 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 7:05 pm. No one spoke. Public comment was closed at 7:05 pm.

**PUBLIC HEARING:**

**Consider a request for a Special Use Permit to establish a Home for the Aged at 12054 Foreman St.**

Chairperson Simmonds opened the Public Hearing at 7:06 pm. He explained the hearing process to those present. Mr. Clements read the Notice of Hearing into the record.

Sarah Ross presented for the Applicant. The request is for a 54-bed unit [TC] Home For the Aged. Ms. Ross indicated that the general zoning requirements such as setback, height of building etc. have been met. At this time her goal is to discuss the current Site Plan for Planning Commission feedback and requests, so a revised version of the Site Plan can be brought back to the March 2019 Planning Commission meeting for possible approval. Some information, such as the sizing of the water line to the facility to meet fire suppression requirements, is still being sought.

Mr. Edwards asked whether the request was for 54 beds or 54 units, as units can contain couples. Ms. Ross indicated that no more than two people per unit, being couples, would be allowed. She further indicated that State licensing would allow up to four people per room. Mr. Edwards expressed concern about the total number of people in the building and in particular how this

would impact on the sewer system. Planner Johnson pointed out that the Township ordinance only discussed units allowed, not number of people per room allowed. Ms. Ross suggested a condition to the approval for the Special Land Use which would limit occupancy to no more than two people (a couple) in a unit. Chairperson Simmonds and Mr. Edwards were satisfied with this solution.

Planner Johnson then presented his Report of February 6, 2019. He confirmed that the Township Board had approved a Special Land Use in the R-2 zoning district allowing a Home For the Aged. The Special Land Use would require water and sewer services to the facility, a minimum of 5 acres of land, no more than 10 units per acre, and emergency vehicle access.

Water service is available to the property, and Applicant will make the required connection to an existing sewer line to the East of the property. The plans for the sewer line and connection will follow later. A lighting plan will need to be provided, as well as an Elevations sheet. Existing tree preservation as part of the landscaping requirements will be reviewed later.

Ms. Ross indicated that the front entrance was for visitors. They have proposed eight barrier-free parking spaces near the entrance, when only two are required. After discussion it was agreed to shift four open parking spaces from the parking area to the West of the building to the front parking area, for a total of eight open spaces for visitors not requiring barrier-free parking. Parking on the West side of the building will be for employees.

Mr. Edwards questioned the limited parking available for resident cars. Ms. Ross indicated that historically very few residents retained cars. It was agreed that the parking area could be expanded in the future if the need arose.

A sidewalk along Foreman St. in front of Applicant's property was discussed. It was decided that such a walk would eventually be required, so installation at the time of initial construction would be a reasonable requirement. A proposed cross-walk to the opposite side of Foreman St., which is a LARA route, was rejected by the Planning Commission.

It was agreed that the Approval would be for 54 units total, to be constructed at one time rather than in phases.

The property for the proposed Home For the Aged will need to be split from the larger parcel of the current owner and the deed recorded.

Several corrections and requirements from the Engineer's Report of February 8, 2019 will be met in the revised Site Plan. A plan to allow a concentrated flow of water from the Applicant's property to the adjoining land and will be revised.

There being no further questions or comments from members of the Planning Commission, the hearing was opened for public comment at 7:55 pm. No one wished to speak. The public comment portion of the public hearing was closed at 7:56 pm.

Mr. Edwards asked who would be paying for the water and sewer connections. Applicant will pay for both lines, although the Township would contribute to the extent it may want to increase the capacity of the sewer line extension beyond that required to service just Applicant's property. The sewer line extension will be subject to DEQ approval, and they will specify the required capacity of the extension.

"Wet areas" will be clarified to indicate "wet lands" on the land parcel. Retaining walls shown on the third page of the submitted Site Plan will be five feet tall, and of a material as determined by the contractor for their construction. A drain at the back of the property may not have been shown on the Site Plan.

Mr. Blough questioned whether one entrance drive was sufficient or if two should be required. After discussion, it was decided that this was an emergency vehicle access question, and that the Fire Chief would make the final determination.

Ms. Ross offered two other comments. First, they would like to add an accessory building on the property to hold lawn furniture, lawn maintenance equipment and so forth. This will be added to the Site Plan. Second, Applicant would like to remove part of the drive behind the building, to give them more flexibility in grading the property. This too will be left to the Fire Chief for final determination.

There being no further questions or comments from members of the Planning Commission, the Public Hearing was closed at 8:10 pm.

Chairperson Simmonds asked members of the Planning Commission how they wished to proceed. Mr. Blough felt that there were too many changes to be made, and favored tabling the matter for the evening. All other members of the Planning Commission agreed. Ms. Ross asked for a short review of the changes being sought by the Planning Commission, and Chairperson Simmonds reviewed those with her. Ms. Ross indicated that they could provide the updated Request and Site Plan in a timely fashion prior to the March 11, 2019 Planning Commission meeting.

Chairperson Simmonds then moved to table the request for a Special Land Use for the Maple Ridge Home For the Aged and approval of the Site Plan to the March 11, 2019 meeting of the Planning Commission. Motion seconded by Mr. Edwards. All in favor and the requested Special Land Use and Site Plan Approval is tabled until the March 11, 2019 meeting.

## **OLD BUSINESS**

### **RRR Landscape discussion regarding Conditions of Approval**

One of the Conditions of Approval for the granting of a Special Land Use for the RRR Landscape home-based business was for them to provide the Township with a revised Site Plan by January 31 [TC], 2019. Their Site Plan was not submitted by that date. The Township Enforcement Officer subsequently reminded Applicant that the time for submission of the

revised Site Plan had passed, and that Applicant could not operate his business until this condition had been met. Materials were subsequently provided to the Township by Applicant on ~~January 31~~ February 8 [TC], 2019. The submitted materials will be reviewed by Planner Johnson to determine if they meet the condition to submit a Site Plan, and will report his determination to the Planning Commission. Enforcement options, if needed, were briefly discussed.

## **NEW BUSINESS**

### **Planning Commission Work Plan for 2019**

The draft Work Program dated February 11, 2019 was reviewed. In addition to the seven specific projects listed, additional proposals were made. One was to revise the Ordinance where it is inconsistent with the build-out of a national 5G wireless network service (Planner Johnson will focus on our involvement with this, if any, particularly with regard to the current tower ordinance), Another was to address “agri-tourism”, such as use of barns in the Agricultural Zones for wedding ceremonies and other events. A third proposal was to review zoning regulations which may be required in connection with the growing of hemp. These will be added to the Work Program.

In terms of priority, the first item on the list, the required review of the Master Plan, will have the highest priority. Planner Johnson will begin the process of reviewing and possibly revising the current Master Plan. Second priority will be the second item on the list, to prepare a mixed use zoning district for property located at Alden Nash and I-96. This second item carries over from the 2014 Master Plan.

There being no further comments or questions, Mr. Clements moved to accept the proposed Work Program for 2019, with the addition of the proposed 5G wireless, agri-tourism and the growing of hemp projects to the Work Program, with review of the Master Plan and creation of a mixed use zoning district being the highest priority projects. Motion seconded by Chairperson Simmonds. All in favor and the 2019 Work Program, as amended, is approved.

### **Comments**

Chairperson Simmonds will be sending his annual report of Planning Commission work in 2018 to the Township Board.

There will be no special meeting on February 25, 2019.

### **Adjournment**

Mr. Edwards moved to adjourn. Motion seconded by Mr. Blough. All in favor and the Regular Meeting of the Lowell Charter Township Planning Commission was adjourned at 9:16 pm.

Submitted \_\_\_\_\_ /s/ \_\_\_\_\_ Secretary

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Timothy Clements  
Approved 3/11/19