

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
February 12, 2018**

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

**ABSENT:** Batchelor

**TOWNSHIP PLANNER:** Bob Toland

**CITIZENS IN ATTENDANCE:** 2

The regular meeting of the Lowell Charter Township Planning Commission was called to order by Chairperson Simmonds at 7:02 pm.

**APPROVAL OF MINUTES:**

The Minutes of the Regular Meeting and Public Hearing of January 8, 2018 were presented for approval. Mr. Edwards moved to approve the Minutes as presented. Seconded by Chairperson Simmonds. All in favor and the Minutes of January 8, 2018 are approved.

The Minutes of the Special Meeting of January 24, 2018 were presented for approval. Mr. Edwards moved to approve the Minutes as presented. Seconded by Chairperson Simmonds. All in favor and the Minutes of January 24, 2018 are approved.

**CHANGES OR ADDITIONS TO THE AGENDA:**

Chairperson Simmonds moved to remove Impact Church from Old Business as materials were not timely received, and to move them to the Agenda for a Special Meeting on February 26, 2018 at 7:00 pm. Motion seconded by Mr. Clements. All in favor and Impact Church is removed from the February 12, 2018 agenda but will be added to the February 26, 2018 agenda.

Chairperson Simmonds moved to change Blu Sky Farms from New Business, from the first item to the third item for consideration. Motion seconded by Mr. Clements. All in favor and Blu Sky Farms will be addressed as the third item under New Business.

**PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:**

The meeting was opened to public comment at 7:07 pm. No one spoke. Public comment was closed at 7:07 pm.

**PUBLIC HEARINGS:**

There were no public hearings scheduled.

## **OLD BUSINESS**

### **Tip Top Gravel – SLU – Satisfaction of Standards**

The Satisfaction of General Standards for Tip Top Gravel Company Special Land Use and Site Plan for Mineral Mining of January 24, 2018 was presented for approval. Mr. Clements corrected the second page last line to reflect that Mr. Batchelor was not participating in the approval, and that therefore the approval could not be more than a 4-0 vote.

Mr. Clements then moved to approve the Satisfaction of General Standards for Tip Top Gravel Company with the noted changes. Motion seconded by Mr. Edwards. All in favor and the General Standards document is approved.

## **NEW BUSINESS**

### **Stony Bluff Plat No 2**

No representative for Stony Bluff Plat No 2 was present at the ~~hearing~~ meeting [TC]. Members of the Planning Commission reviewed the Site Plan showing Phase 2 dated January 16, 2018, as well as the Township Planning and Zoning Review of February 12, 2018 prepared by Mr. Toland.

Mr. Clements asked if each phase of the OS-PUD required its own public hearing. Chairperson Simmonds indicated that the original approval of the Site Plan in April 2015 with requirements required a public hearing for each phase of the development.

Mr. Edwards inquired into whether anything else was required prior to scheduling the public hearing. Mr. Toland indicated in his report that there is missing information on the Site Plan, in particular Item 7 concerning proposed contours, Item 8 stating that some but not all lot lines are shown with dimensions, and Item 9 regarding location of street lights. Mr. Toland will work with Applicant to resolve these outstanding matters.

There being no further questions or comments from members of the Planning Commission, Chairperson Simmonds moved to set a hearing date for the preliminary review of the Site Plan for Stony Bluff No. 2 at the Regular Meeting of the Planning Commission on March 12, 2018. Motion seconded by Mr. Blough. All in favor and the hearing date for the Stony Bluff No. 2 preliminary Site Plan review is set for March 12, 2018.

### **Twin Oaks – PUD**

Dan Larabel presented for Applicant Westview Capital. The proposed Open Space Planned Unit Development will be comprised of seventy lots on a total of 42.3 acres. Applicant will also create three parcels along Cumberland Avenue, with a combined acreage of 6.23 acres. These three parcels are outside of the OS-PUD. He described a bluff with oak trees in the Southeast portion of the proposed OS-PUD, with other oak trees on the land. A walking trail is planned on open space along the South side of the property. Water and sewer services are available. This property is currently zoned R-2 residential.

Chairperson Simmonds asked about the location of Phase 3 of the proposed project, and it was discovered that a label on Lot 58 incorrectly indicated it was Phase 1 land, when it should be designated Phase 3 land. This will be corrected on the Site Plan. Phase 1 will include Lots 1 through 22, Phase 2 lots 23 through 46, and Phase 3 lots 47 through 70.

Chairperson Simmonds indicated his approval of lot sizes, and that 28% of the gross area would be designated open space.

Mr. Clements asked about secondary conservation areas on the parcel, none being shown on the Site Plan. That will be reviewed by Applicant and the Site Plan amended as necessary.

Chairperson Simmonds verified that Applicant had received a copy of Mr. Toland's report of February 12, 2018. He acknowledged receipt and will be working with Mr. Toland regarding any outstanding issues to be addressed.

Mr. Clements asked that an Engineer's Report be acquired and reviewed before a hearing is scheduled. Mr. Edwards agreed, and also asked for a more detailed report from the Township Planner consistent with prior OS-PUD reports, specifically addressing all requirements of the Ordinance. He would also like the Township Planner and Engineer to meet and discuss the application. Chairperson Simmonds agreed.

Mr. Clements asked about the road construction schedule, and was told that roads within a given Phase would be completed as part of that Phase. In particular, Woodbushe Drive will be completed and connected to the existing portion of Woodbushe Drive as part of Phase 1, providing two access points to the OS-PUD. He also asked for consideration of including a second access point for the centrally located open space in the development. There will be no fencing between this open space and adjoining lots, except as each lot owner chooses to install a fence on their own property.

Mr. Blough would like the mathematical calculations made on the Site Plan to be verified by the Township Engineer.

Chairperson Simmonds summarized the consensus that an Engineer's Report and a more detailed Township Planner's report were needed to proceed. The matter can then be placed on the agenda for the March 12, 2018 meeting of the Planning Commission, and if all is in order, a public hearing date can be set at that time.

### **Blu Sky Farms**

Mr. Blough excused himself from participation in this matter.

Mr. Gary Blough represented Blu Sky Farms. This is a request for a Special Land Use permit in the Light Industrial Zone, on land at 12000 Cascade Road, under the Special Use listed in Section 12.03(c) of the Ordinance. Chairperson Simmonds acknowledged receipt of an aerial photograph of the property and a description of the planned use of the land. He noted that the

requirement for preparation of a detailed Site Plan under Section 21 of the Ordinance anticipated a large project, which was not the case in this instance. The Ordinance does allow the Zoning Administrator to waive requirements for a Site Plan. Mr. Clements agreed, noting that the proposed Special Land Use did not involve the building of any permanent structures or the moving of any soil on the property. Mr. Edwards also agreed.

Mr. Clements confirmed that the presented overhead view had a North arrow for orientation. He asked the Applicant to indicate the maximum number of 'Dutch Barns' to be displayed on this land at any one time. Since a sign is planned, he asked that a sketch with dimensions be submitted so compliance with the Ordinance could be determined. A sketch showing the location of all buildings within a ¼ mile distance of the proposed Special Land Use should be submitted. With respect to an older building located on the property which raises safety concerns, Mr. Clements requested that it be secured to prevent access by visitors to the property,

Chairperson Simmonds emphasized that all requested information be submitted as soon as possible to allow members of the Planning Commission to review it before the public hearing on the request.

There being no further questions or comments from members of the Planning Commission Mr. Edwards moved to schedule a public hearing on the request of Blu Sky Farms for a Special Land Use in the Light Industrial district for March 12, 2018. Motion seconded by Chairperson Simmonds. All in favor and the hearing is scheduled for March 12, 2018.

Mr. Blough rejoined the other members of the Planning Commission.

### **Items for Potential Discussion**

Mr. Edwards asked about the inclusion of the shared driveway ordinance in the list, and was advised that this has been an outstanding issue for some time and will need to be addressed.

### **Commissioner Comments**

Chairperson Simmonds discussed a Special Meeting scheduled for February 26, 2018, to address the Special Land Use request of Impact Church. Chairperson Simmonds would like to see a narrative from Impact Church detailing outstanding matters and how they have been resolved. Mr. Edwards questioned whether we had received an Engineer's Report and detailed Township Planner report on the Special Land Use request. It will also be necessary to confirm that all required public hearings have been held, and whether a final decision can be made at the February 26, 2018 meeting. Impact Church will be advised of the additional information needed for review prior to the February 26, 2018 Special Meeting.

Mr. Edwards asked for clarification regarding any easement from the Impact Church property for access to Bowes Road. After some discussion, which included the Township Supervisor, it was understood by members of the Planning Commission that, at least with regard to access through the Township Park East of the Impact Church property, there was no easement.

Mr. Blough noted the timeliness the of the Planning & Zoning News for February 2018 regarding solar energy. There has been interest expressed in developing a 25 acre solar farm in Lowell Township. He suggested that solar energy provisions should be added to the Township Ordinance.

**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 8:43 p.m.

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

Approved \_\_\_\_\_