

LOWELL CHARTER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
July 13, 2020

PRESENT: Blough, Batchelor, Simmonds, Clements, Edwards

TOWNSHIP PLANNER: Tim Johnson

CITIZENS IN ATTENDANCE: 10

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

APPROVAL OF MINUTES OF JUNE 22, 2020 MEETING:

Mr. Edwards moved that the Minutes of June 22, 2020 be approved. Motion seconded by Mr. Blough. All in favor and the Minutes of June 22, 2020 are approved.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:

The meeting was opened to public comment at 7:01pm. No one spoke. Public comment was closed at 7:01 pm.

ANNUAL REVIEWS:

Annual review of Heidi's Farm Market and Corn Maze Special Use Permits

Mr. Blough recused himself from these reviews.

Corn Maze

Aaron Kaeb presented. A written report with photographs was presented. Weekends are being scaled back and shifted to additional weekday hours.

Mr. Clements moved to confirm that the Lowell Charter Township Planning Commission has reviewed the Heidi's Corn Maze special use permit and finds that it is in compliance with the special use permit and its conditions granted August 2007 and that no further reviews will be required. Motion seconded by Mr. Bachelor. All in favor and the special use permit is approved, with no further reviews required.

Farm Market

Aaron Kaeb presented. A written report with photographs was presented. Extended hours on Fridays and Saturdays will be continued.

Mr. Batchelor moved to confirm that the Lowell Charter Township Planning Commission has reviewed the Heidi's Farm Market special use permit and finds that it is in compliance with a special use permit and its conditions granted August 2007 and that no further reviews will be

required. Motion seconded by Mr. Clements. All in favor and the special use permit is approved, with no further reviews required.

Mr. Blough rejoined the Planning Commission.

UNFINISHED BUSINESS:

Review of a request for a Special Land Use and Site Plan for Kent County Youth Agricultural Association to establish a Core Fair and Accessory Uses at 13955 Cascade Road.

Chairperson Simmonds recognized the receipt of written materials from Jerry Ritsema, Cathy Neuman and Eric Essique. Materials were also received from LRE Engineers and Surveyors dated July 13, 2020, and c2ae Architects and Engineering dated July 7, 2020. The Township Planner provided his Fifth Preliminary Review Report dated July 13, 2020.

The final decision on this Application will be made by the Planning Commission.

The Planning Commission asked Applicant for another review of lamp post heights and total lumens per acre. Applicants overall design for sound level control is important and should be reviewed.

The proposed track location should be evaluated for a possible move further back on the property to minimize any sound and light issues on neighboring properties.

The current golf course clubhouse may be used for office purposes until completion of the project. The sign in front of the property meets ordinance requirements. Barn heights meet ordinance requirements.

Additional stormwater drainage information will be required before approval.

Fairs are allowed in the Ag-1 zoning district but other standards must also be met. The impact on the local community is considered. The Master Plan may require changes.

The Applicant responded to issues raised. The importance of pole height and light levels for the safety of horse activities was explained. There are land features which impact on the general layout of the Fair. Activities occurring outside of the Core Fair are important to making the fair financially successful.

The next meeting with the Applicant will be at the September 14, 2020 Regular Meeting of the Planning Commission.

NEW BUSINESS:

Review first draft of zoning ordinance amendments pertaining to accessory buildings, main use of a lot, definitions for farms, special land uses and domestic animals.

The first draft dated July 13, 2020 was discussed.

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Determining the requirements for a connecting structure between a principal building and an accessory building so the two shall be considered 'attached' (4.15(3)) will require additional information be provided to the Planning Commission.

Proposed language for the location of domestic animal accessory buildings (4.15(b)(2)) should explicitly exclude fences.

The farm operation definition beginning at the bottom of page 5 should add to paragraph d) the allowance of monitoring farming operations.

COMMISSIONER COMMENTS:

None.

Adjournment:

Motion to adjourn made by Mr. Edwards. Motion seconded by Mr. Batchelor. All in favor and the meeting of the Lowell Charter Township Planning Commission was adjourned at 9:45 pm.

Submitted _____ Secretary
Timothy Clements

Approved _____