

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING AND PUBLIC HEARING
March 15, 2018**

PRESENT: Blough, Simmonds, Clements, Edwards

ABSENT: Batchelor

TOWNSHIP PLANNER: Not attending

CITIZENS IN ATTENDANCE: 2

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

PUBLIC HEARING:

Blu Sky Farms – Special Land Use

The public hearing was called to order by Chairperson Simmonds at 7:00 pm. Mr. Blough recused himself from the public hearing. Mr. Clements read the Notice of Hearing into the record. The property subject to the Special Land Use request is located at 12000 Cascade Road, and is currently zoned Light Industrial.

Chairperson Simmonds announced that the report of Township Planner Tim Johnson dated March 14, 2018 indicated that the requested Special Land Use could not be legally granted by the Planning Commission.

The Planning Commission did not open for nor receive any comments from the public.

Chairperson Simmonds then moved to close the public hearing. Motion seconded by Mr. Edwards. All in favor and the public hearing was closed at 7:04 pm.

Chairperson Simmonds reviewed possible ways for Applicant Blu Sky Farms, represented by Gary Blough, to proceed with their desire to display Dutch barns near the Southwest corner of Cascade Road and Alden Nash Drive. The Township Supervisor could issue permits to allow those activities for up to 180 days per year. Applicant indicated that they would like to be able to display for eight months. It was suggested that Applicant could begin with the permits, allowing them time to come up with a permanent solution.

Chairperson Simmonds then noted that the subject property could be rezoned to Commercial, after which Applicant could seek Conditional Rezoning, for the specific use requested, in the Commercial Zone. Alternatively, rezoning to Commercial would allow Applicant to request approval of a Special Land Use as an Open Air Business, which is allowed in a Commercial Zone. However, in either case, if a Commercial Zone is established, then after allowing for required setback distances, there would be no building envelope available on the subject property for future structures.

Another alternative would be to request a new Special Land Use to the Light [TC] Industrial Zone, allowing Open Air Businesses.

There is currently a store and gas station in the Light [TC] Industrial Zone near the subject property. However, these were allowed under Ordinance language which was changed in 2009, so these uses are not relevant to the current request.

Applicant will start by reviewing their options with Township Planner Tim Johnson.

Mr. Blough rejoined the other members of the Planning Commission at 7:16 pm.

Item 4, being an annual review of Timpson Special Land Uses, will be rescheduled to a later date at the request of the Timpsons.

Item 5, being a request to set a hearing date for a rezoning of land from Commercial to R-3, was withdrawn by the Applicant, who wishes to review other options before proceeding.

Commissioner Comments:

Mr. Blough suggested that the current Light Industrial Special Land Use for wood products was unclear. Tim Johnson has indicated that only wood products manufactured in the Light Industrial zone were currently allowed.

Adjournment:

Chairperson Simmonds moved to adjourn. Motion seconded by Mr. Edwards. All in favor, and the Special Meeting and Public Hearing of the Lowell Township Planning Commission was adjourned at 7:19 pm.

Submitted _____ Secretary

Timothy Clements

Approved _____