

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
November 11, 2019**

PRESENT: Blough, Batchelor, Simmonds, Clements, Edwards

TOWNSHIP PLANNER: Tim Johnson

CITIZENS IN ATTENDANCE: 5

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

APPROVAL OF MINUTES:

The Minutes of the Regular Meeting of October 14, 2019 were presented for approval. Two changes were made. Mr. Edwards moved to approve the Minutes as amended. Motion seconded by Mr. Blough. All in favor and the Minutes of October 14, 2019 as amended are approved.

CHANGES OR ADDITIONS TO THE AGENDA:

There were no changes to the Agenda.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:

The meeting was opened to public comment at 7:04 pm. One person spoke. Chairperson Simmonds acknowledged receipt of a letter with attachments on November 11, 2019, from Caroline Perkins. He will refer the letter and attachments to the Township Supervisor for his consideration. Public comment was closed at 7:08 pm.

UNFINISHED BUSINESS:

Red Creek Solid Waste Trucking and Transfer Facility Special Use Permit Annual Review

Eric Schelhaas presented a written update on behalf of Red Creek Waste Services on November 11, 2019. Photographs were also provided. Landscaping and other improvements have been made to the property. The number of employees is increasing. Compost turning has been a challenge due to the amount of rain received this year, but some screening is expected next year. There are no plans to pursue approvals of a Waste Transfer Station at this time.

Mr. Clements confirmed with Mr. Schelhaas that a further hearing before the Planning Commission would be required should the Waste Transfer Station be pursued at a later date. Mr. Blough advised that a neighbor to the property spoke approvingly of the property improvements that had been made.

There being no further questions or comments from members of the Planning Commission, Mr. Batchelor moved to confirm that the Lowell Charter Township Planning Commission has reviewed the Red Creek Waste Services Special Use Permit and finds that it is in compliance

with the Special Use Permit and its conditions granted in October 2015, and that the next annual review will be Held in October 2020. Motion seconded by Mr. Edwards. All in favor and Red Creek Waste Services is found to be in compliance and that the next annual review will be held in October 2020.

NEW BUSINESS:

Master Plan Update

Members of the Planning Commission commenced review of the document prepared by Planner Johnson dated November 11, 2019 and called Review and Revision of the 2014 and 2008 Goals & Objectives. This document reviews item by item the prior language from the 2014 and 2008 Master Plans, and offers some newly proposed changes. Each item was either accepted as offered (including changes), modified as noted, or dropped.

GENERAL TOWNSHIP GOALS

1. Accepted.
2. Accepted.
3. One typographical error was corrected. The phrase “industrial land uses” was changed to “industrial and commercial land uses”.
4. The phrase “convenience shopping facilities” was changed to “convenience service and shopping facilities”.
5. Accepted.
6. Accepted.
7. Accepted.

FARMLAND PRESERVATION GOALS

1. Accepted.
2. Accepted.

Objectives

- A. The word “productive” was changed to “prime”.
- B. Accepted.

3. Missing but not needed as the following items were dropped.

4. Dropped.

5. Dropped.

RESIDENTIAL DEVELOPMENT GOALS

1. Accepted.

2. Accepted.

3. Accepted and retained.

4. Drop the rest of the sentence after the phrase “types and densities”.

5. Now reads “Senior housing should be close to neighborhood shopping facilities, pedestrian walkways, and parks and recreation facilities for easier accessibility”. Retained.

Objectives

A. Dropped.

B. Accepted.

C. Change phrase “residential areas” to “residential developments”.

PRESERVATION OF RURAL CHARACTER GOALS

1. Replace the phrase “existing vegetation along roadways” with “roadway vegetation”.

Objectives

A. Accepted.

B. Tim Johnson will reword this to account for Planned Unit Developments.

C. Accepted.

NATURAL RESOURCES/ENVIRONMENTAL PROTECTION GOALS

1. Accepted.

Objectives

A. Dropped.

B. Dropped

COMMERCIAL GOALS

1. Accepted.

2. Accepted.

3. Dropped.

INDUSTRIAL GOALS

1. Accepted.

2. Accepted.

MIXED USE PLANNING AREA (MX)

Several uses other than Industrial for the MX Planning Area were discussed, including Commercial and Multi-Family Residential. It was decided to remove the emphasis on Industrial use in the MX Planning Area, while still allowing such use. Parcels in the Northwest corner of the MX Planning Area might be returned to Ag-2 zoning for now, with future MX inclusion a possibility. There was some discussion of expanding the Commercial zoning in the Northwest corner of Alden Nash and Cascade Roads, but it was decided this might cause this land to be assessed for sewer services. This land could be considered for Commercial zoning at a later date, depending on development in the MX Planning Area.

COMMISSIONER COMMENTS:

Mr. Blough announced plans by the Kent County Road Commission to widen Alden Nash between Segwun and Grand River Drive. They are also planning work on the East Bridge.

Mr. Edwards pointed out that the Planning Commission was not receiving regular reports of ordinance violations, and Mr. Blough indicated that he would bring this up with the Township Board.

Chairperson Simmonds advised that there will be an Annual Review of RRR Landscaping in December, and that the latest Site Plan and Findings of Fact would be offered at that meeting.

He also reminded the Planning Commissioners that the Election of Officers for the Planning Commission for 2020 would be held at the December meeting.

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There will be no workshop meeting on November 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 9:08 pm.

Submitted _____ Secretary

Timothy Clements

Approved _____