

LOWELL CHARTER TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
September 9, 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 7:00 pm.

APPROVAL OF MINUTES:

The Minutes of the Regular Meeting and Public Hearing of August 12, 2019 were presented for approval. Mr. Edwards moved to approve the Minutes. Motion seconded by Mr. Blough. All in favor and the Minutes of August 12, 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 7:02 pm. No one spoke. Public comment was closed at 7:02 pm.

UNFINISHED BUSINESS:

Riebel Landscape Site Plan

Tim Johnson provided an update Memo dated September 5, 2019 and an undated Site Plan for RRR Landscaping. He reviewed a recent visit by the Enforcement Office and a photograph of a porta john and potted plants located on the property, but not shown on the Site Plan.

It was confirmed that the porta john would only be on the property during the summer work season. While reviewing the issue of potted plants on the property, being held for installation at job sites, it was learned that there are a large number of empty pots on the property, some of which have blown onto neighboring property.

Mr. Batchelor expressed concern that the plans were not drawn to scale, and that there were already violations of the approved Site Plan. Mr. Edwards would not like the actions of the Planning Commission to be seen as anti-business. Mr. Clements felt the submitted Site Plan provided enough information for enforcement purposes.

It was decided that potted plants located temporarily on the property did not present a problem, and are therefore an approved use. It was also decided that the porta john could remain in its

present location for the balance of this season, but that the Site Plan should reflect its new location beginning in 2020. This location should be on the West end of the South side of the of the shop, or another location where it is screened from neighboring properties.

Tim Johnson will request a dated, revised Site Plan showing the planned location of the porta john beginning in the 2020 season.

NEW BUSINESS:

Review of Special Use Permit for Open Air Business for Blu-Sky Farms granted on September 10, 2018

Blu-Sky Farms sent a written report on September 5, 2019, addressing the past year's use of this property. The planned tenants, operating under a temporary permit, vacated the premises about the time the Special Use Permit was approved, so there have been no open air business activities in the past twelve months. Blu-Sky Farms requested that the Special Use Permit remain in place for another year, should another opportunity for use of the land for an open air business arise.

There being no questions or comments from members of the Planning Commission, Chairperson Simmonds moved to extend the Special Use Permit for Open Air Business granted to Blu-Sky Farms on September 10, 2018 for another year, with an Annual Review to take place in September 2020. Motion seconded by Mr. Edwards. Four members of the Planning Commission approved, Mr. Blough recused himself from the vote. The Special Use Permit for Open Air Business for Blu-Sky Farms is extended for another year.

Master Plan Update

Tim Johnson led the discussion of his September 9, 2019 Master Plan Update Process outline. While detailed discussion of the points raised will occur at future meetings, it was generally noted that the Goals and Objectives section had not changed since 2000 and should be reviewed. Expansion of the water and sewer capacities of Lowell Township and the City of Lowell are in discussions and expected to become available in the next five years. One priority will be to provide these services to the Alden Nash and Cascade Roads area to support planned future business and commercial growth near the I-96 freeway. Item 5.B. to discuss 80-foot lots outside of PUDs was removed from consideration. There will also be future discussions on any need to address development of Segwun Village, and to review the extent of present agricultural activities in the Ag-1 zone. The question of solar farms was also raised for Master Plan discussion.

Tim Johnson will compile updated demographic and services information.

COMMISSIONER COMMENTS:

Chairperson Simmonds advised that the Joint Planning Commission meeting will be held October 7th at 7:00 pm in the old Vergennes Township building. There will be no workshop meeting on September 23, 2019.

Mr. Blough informed other members that the Fairground developers have provided neighbors with copies of their initial Site Plan.

ADJOURNMENT:

Mr. Batchelor moved to adjourn. Motion seconded by Mr. Edwards. All in favor and the Regular Meeting of the Lowell Charter Township Planning Commission was adjourned at 8:22 pm.

Submitted _____ Secretary

Timothy Clements

Approved _____