

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
October 12, 2020**

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

**ABSENT:** Batchelor

**TOWNSHIP PLANNER:** Tim Johnson

**CITIZENS IN ATTENDANCE:** 41

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 SEPTEMBER 14, 2020 REGULAR MEETING:**

Mr. Edwards moved that the Minutes of the Regular Meeting of September 14, 2020 be approved as submitted. Motion seconded by Mr. Blough. All in favor and the Minutes of the Regular Meeting of September 14, 2020 are approved.

**APPROVAL OF MINUTES OF SEPTEMBER 14, 2020 SPECIAL MEETING:**

Chairperson Simmonds moved that the Minutes of the Special Meeting of September 14, 2020 be approved as submitted. Motion seconded by Mr. Edwards. All in favor and the Minutes of the Special Meeting of September 14, 2020 are approved.

**CHANGES OR ADDITIONS TO THE AGENDA:**

Chairperson Simmonds moved that Item 6 on the Agenda, Annual Review of Red Creek Waste Services Special Land Use, become Item 4a on the Agenda, and that Item 7, Public Hearing for Preliminary Plat for Stony Bluff Phase 4, become Item 4b on the Agenda. Motion seconded by Mr. Edwards. All in favor and the Agenda as amended is approved.

**ANNUAL REVIEW OF RED CREEK WASTE SERVICES SPECIAL LAND USE PERMIT:**

Eric Schelhass presented for Red Creek Waste Services. A written summary of 2020 activities and plans for 2021 was presented to members of the Planning Commission. No changes have been made since the last annual hearing. They hope to build their Transfer Building next year, and acknowledged that they will have to return to the Planning Commission for approval of those activities. Chairperson Simmonds noted that no complaints against Red Creek Waste Services had been received in the last 12 months. Mr. Blough observed that the facilities were well-run, and very busy.

There being no further questions or comments from members of the Planning Commission, Mr. Clements 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 October 2015 and that the next annual

review will be held in October 2021. Motion seconded by Mr. Blough. All in favor and Red Creek Waste Services is found to be in compliance with its Special Use Permit.

**PUBLIC HEARING:**

**Preliminary Plat for Stony Bluff Phase 4**

The Public Hearing was opened at 7:10 pm. Chairperson Simmonds explained the process to those present. Mr. Clements read the published notice.

Mike Berg presented. This is Phase 4 of the Planned Unit Development approved in 2015. A road stub will be constructed as required by the Kent County Road Commission. All utilities will be buried. They are currently waiting on other permits before starting work. Water will drain to existing drainage ponds.

Mr. Blough asked about the road connection into the Eastgate subdivision and was told that no complaints have been received.

Tim Johnson summarized his report of October 6, 2020. The materials provided for Phase 4 of the Planned Unit Development meet the requirements of the Ordinance.

There being no further questions or comments from members of the Planning Commission, the meeting was opened to public comment at 7:17 pm.

Greg Ford – asked if water and sewer services are from current facilities. Tim Johnson indicated that they were.

There being no further questions or comments from those present, Public Comment was closed at 7:19 pm. There being no further questions or comments from members of the Planning Commission, the Public Hearing was closed at 7:19 pm.

Chairperson Simmonds moved that the Lowell Charter Township Planning Commission recommend to the Township Board approval of the Stony Bluff Planned Unit Development Phase 4. Motion seconded by Mr. Edwards. All in favor and approval of Phase 4 is recommended.

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

The meeting was opened to public comment at 7:20 pm. Sixteen people spoke. Public comment was closed at 7:52 pm.

**UNFINISHED BUSINESS:**

None.

**NEW BUSINESS:**

None.

**COMMISSIONER COMMENTS:**

Mr. Clements asked about the status of the annual joint meeting with Vergennes Township and the City of Lowell. The possible cancellation of that meeting is under discussion but a final decision has not yet been made. Chairperson Simmonds will keep members of the Planning Commission advised.

**Adjournment:**

Motion to adjourn made by Mr. Edwards. Motion seconded by Mr. Blough. All in favor and the Regular Meeting of the Lowell Charter Township Planning Commission was adjourned at 8:10 pm.

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