

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING
September 14, 2020**

PRESENT: Batchelor, Simmonds, Clements, Edwards. Blough to arrive after the meeting is called to order.

TOWNSHIP PLANNER: Tim Johnson

CITIZENS IN ATTENDANCE: 3

The Special Meeting of the Lowell Charter Township Planning Commission was called to order by Chairperson Simmonds at 6:00 pm.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:

The meeting was opened to public comment at 6:01 pm. No one spoke. Public comment was closed at 6:01 pm.

ANNUAL REVIEW OF BLU-SKY FARMS SPECIAL LAND USE PERMIT:

This Special Use Permit was granted in 2018. Gary Blough on behalf of Blu-Sky Farms advised by email that this permit can expire.

There being no further questions or comments from members of the Planning Commission, Chairperson Simmonds moved that the Special Use Permit granted in September, 2018 to Blu-Sky Farms for an Open Air Business located at the Southwest corner of Alden Nash and Cascade Road, which has been in effect for two years without any activity, be terminated. Motion seconded by Mr. Batchelor. All in favor and the Special Use Permit is terminated.

REVIEW OF PRELIMINARY PLAT FOR STONY BLUFF NUMBER 4: SET PUBLIC HEARING:

Tim Johnson summarized his report of September 9, 2020 and indicated that the request was in good shape. Mike Berg presented for Stony Bluff Number 4. Phases 1,2 and 3 are underway and the connection to Whispering Hills has been completed. Two drainage basins have been sized. Street light locations will be determined by Consumers Power, but are expected to be 300 feet apart and at intersections.

There being no further questions or comments from members of the Planning Commission, Chairperson Simmonds moved to set a public hearing date of October 12, 2020 at 7:00 pm for the Preliminary Plat for Stony Bluff Number 4. Motion seconded by Mr. Edwards. All in favor and the public hearing date is set for October 12, 2020.

HIGHLANDS AT CUMBERLAND RIDGE PUD: REVIEW PROPOSED SIGN LOCATION:

Materials to support the request were presented to members of the Planning Commission. Two stone walls are to be placed with surrounding landscaping, one on the West side and one on the East side of Center Hill Road. The entrance sign will be sandblasted into the West side wall, and a plain wall will be on the East side. It is requested that the East wall be located on the lot line between the two phases of the PUD rather than set back five feet from the line, and also by the roadway right-of-way, subject to receipt of a written approval by Cumberland Ridge Home Owners Association (HOA) for an easement for the East wall.

Planner Johnson confirmed that the proposed sign meets the Ordinance restrictions and will be no more than forty square feet in size. He also confirmed that this will be a minor change as the wall is moving less than ten feet, and so will a public hearing on the change is not required.

Mr. Blough joined the other members of the Planning Commission at 7:20 pm.

Tim Johnson asked that more detailed drawings be provided. Mr. Edwards confirmed that there would be no writing on the East wall.

There being no further questions or comments from members of the Planning Commission, Chairperson Simmonds moved that the Planning Commission approves the request for the Highlands at Cumberland Ridge to place a stone wall with landscaping on the East property line at the Phase 1 entrance, subject to the following conditions.

1. Receipt of written approval from the Cumberland Ridge HOA for an easement for the proposed sign location.
2. Final survey of the location showing setbacks be provided to the Township.
3. The sign shall not be placed in the private road easement.

Motion seconded by Mr. Batchelor. All in favor and the stone wall location request, with conditions, is approved.

REVIEW PROPOSAL FROM DAVID DEAN FOR A STORAGE FACILITY AT 13565 GRAND RIVER DRIVE:

Materials related to the request were provided by Mr. Dean. He is seeking guidance on placing up to 80 non-permanent storage units on the proposed property south of the existing railroad tracks. Chairperson Simmonds asked how the storage units would be supported and was advised they would have either cinder block or four-inch curbs under the units. This would protect the units from any flood waters. Existing buildings on the property will remain. There would be two rows of storage units along the track and facing the road. Three-quarter inch crushed gravel would be used to surface the drive. As this is a non-permanent use the land might be put to another use in the future.

Chairperson Simmonds confirmed that this land is zoned for Light Industrial and that the storage operation could be approved as a Special Land Use. He also advised Mr. Dean that the process of acquiring a Special Land Use can be complex and take a long time. Mr. Batchelor indicated that a third party can prepare the necessary materials. Flood Plain information will be required, as well as a scaled Site Plan. Mr. Clements advised that since this land borders residential lands, setback distances double.

Subject to timely receipt of the necessary materials, a preliminary review could be set for the October 12, 2020 meeting of the Planning Commission, and a public hearing on the request could possibly be set for the November 9, 2020 Planning Commission meeting.

COMMISSIONER COMMENTS:

None.

Adjournment:

Motion to adjourn made by Chairperson Simmonds. Motion seconded by Mr. Batchelor. All in favor and the Special Meeting of the Lowell Charter Township Planning Commission was adjourned at 6:50 pm.

Submitted _____ Secretary
Timothy Clements
Approved _____