

**LOWELL CHARTER TOWNSHIP PLANNING COMMISSION
PUBLIC HEARINGS AND REGULAR MEETING
MARCH 14, 2016**

PRESENT: Blough, Batchelor, Simmonds, Clements, Edwards
TOWNSHIP PLANNER: Tim Johnson
CITIZENS IN ATTENDANCE: 8

PUBLIC HEARINGS

A request from Walter Price for an amendment to a Special Land Use Permit to expand an existing self-storage facility

The first Public Hearing of the Lowell Charter Township Planning Commission was called to order by Chairperson Simmonds at 7:01 pm. Mr. Simmonds explained the hearing process to those present. Mr. Clements read the first Notice of Public Hearing into the record.

Peter Bergstrom presented for Walter Price. Up to three new storage buildings would be built, and the outdoor storage area expanded. Changes to the presented drawings will include the final drawings being sealed, and the distance between the second and third new building being shown. The Lighting Plan will be revised to show existing light fixtures and the new lighting fixtures will contain 1430 lumen bulbs, reducing the overall light output to meet the zoning ordinance requirements. A drain outlet will be raised to meet DNR wetland requirements, drainage will be adjusted as necessary when the third building is constructed, current runoff to adjacent properties will be reduced, and it will be noted on the plans that there is sufficient room for access by emergency vehicles.

Mr. Clements asked about possible overhead power line heights. Power lines are expected to be underground, but the plans will note the minimum height required of overhead power lines.

Tim Johnson reviewed his Staff Report on the proposed amendments to the existing Special Land Use and Site Plan dated March 10, 2016. The issues raised in that Report are already being addressed by Applicant. It was noted that the outdoor storage area will double in size, but will still be adequately screened from view.

There being no further comments or questions by members of the Planning Commission, the Hearing was opened to public comment at 7:19 pm.

Jody Price – pass

Sandy Graham – expressed concern about up-lighting, and was advised that cutoff fixtures are required.

Clair Maughan – pass

Greg Forde - pass

There being no further questions or comments, public comment was closed at 7:22 pm.

Mr. Batchelor asked about inclusion of lighting fixture cut sheets on the Site Plan. These are to be included by the Applicant.

There being no further questions or comments from members of the Planning Commission, the first Public Hearing was closed at 7:23 pm.

Proposed amendments to the Lowell Township Zoning Ordinance regarding the definitions of Front Lot Line and Road Frontage and measurement of road frontage

The second Public Hearing was opened at 7:23 pm. Mr. Clements read the second Notice of Public Hearing into the record.

Tim Johnson presented the amendments to change the definitions of Front Lot Line and Road Frontage and to add regulations to measure the Front Lot Line dated March 14, 2016. Mr. Clements noted that clarifications to the cul-de-sac frontage definitions were also being made.

There being no further comments or questions by members of the Planning Commission, the Hearing was opened to public comment at 7:27 pm.

Jody Price – pass

Sandy Graham – pass

Clair Maughan – pass

Greg Forde - pass

There being no other questions or comments, public comment was closed at 7:28 pm.

There being no further questions or comments from members of the Planning Commission, the second Public Hearing was closed at 7:28 pm.

REGULAR MEETING

The Regular Meeting of the Lowell Charter Township Planning Commission was opened by Chairperson Simmonds at 7:29 pm.

APPROVAL OF MINUTES:

The Minutes of the Regular Meeting of the Lowell Township Planning Commission dated February 8, 2016 were presented for approval. Mr. Edwards moved to approve the Minutes as presented. Seconded by Mr. Batchelor. All in favor and the Minutes of February 8, 2016 are approved.

CHANGES OR ADDITIONS TO THE AGENDA:

There were no changes to the agenda.

DISCUSSION AND DECISION ON THE FIRST PUBLIC HEARING ITEM:

Mr. Edwards noted the need for revised lighting and drainage plans. Tim Johnson noted that the requested Amendment and Site Plan can be approved with conditions, with the Township staff responsible for determining that those requirements have been met.

Mr. Simmonds led the review of the standards set out in Section 20.03 of the Township Ordinance, for the granting of a Special Land Use approval. General Standards A through G were reviewed and found to have been met.

There being no further comments or questions from members of the Planning Commission, Mr. Edwards moved to approve amendment of the current Special Use Permit of Walter Price to allow a maximum of three additional storage buildings and expansion of the outdoor storage area, subject to the requirements set forth in the Staff Report of March 10, 2016 and the General Engineering Review dated March 4, 2016. He further moved to approve the Site Plan, with Applicant to provide the required lighting fixture cut sheets. The Site Plan is to be submitted to Township staff for final approval of the required changes. Motion seconded by Mr. Clements. All in favor and the amended Special Use Permit and Site Plan are approved, subject to the required changes noted.

DISCUSSION AND DECISION ON THE SECOND PUBLIC HEARING ITEM:

There being no questions or comments, Mr. Edwards moved to recommend approval to the Township Board of the amendment to Ordinance definitions set out in the documentation for Public Hearing dated March 14, 2016. Motion seconded by Mr. Batchelor. All in favor and the proposed amendment to definitions is recommended for approval to the Township Board.

PUBLIC COMMENTS AND COMMUNICATIONS FOR ITEMS NOT ON THE AGENDA:

The Regular Meeting was opened to Public Comment at 7:40 pm. No one spoke. Public Comment was closed at 7:41 pm.

OLD BUSINESS

Annual Review of the following Special Use Permits for Timpson Orchards:

a. Sand Mining Permit

John Timpson summarized his written report of March 1, 2016. He noted that the volume of sand expected to be sold this year will be much less than last year, reducing truck traffic on

nearby roads. A bypass road directly to Alden Nash is planned, but will require moving more sand out of the sand mine to allow the road to be put in place. The target is currently to have the road completed by the end of 2018, subject to MDOT requirements and costs.

Mr. Blough asked about the quality of the sand required for MDOT projects, and was told that the next nearest sand mine with the required sand quality is near Whitneyville.

Mr. Timpson is installing sprinklers, rather than using water trucks, to control dust from the sand mine operation.

Mr. Batchelor noted that it was truck traffic and noise off the sand mine property which was a problem last year. Mr. Edwards presented his report based on sound level measurements he took of the operations at the sand mine, and he has concluded that they meet the requirements of OSHA and the Special Use Permit.

There being no other questions or comments, Mr. Edwards moved to confirm that the Lowell Charter Township Planning Commission has reviewed the Timpson Sand Mining Special Use Permit and finds that it is in compliance with the Special Use Permit and its conditions granted in April 2004, and that the next annual review will be held in March 2017. Motion seconded by Mr. Batchelor. All in favor and compliance is found with the Special Use Permit and its conditions for the past year.

b. Motor Freight Warehouse Permit

The Planning Commission reviewed Mr. Timpson's report of March 1, 2016.

There being no other questions or comments, Mr. Clements moved to confirm that the Lowell Charter Township Planning Commission has reviewed the Timpson Motor Freight Warehouse Special Use Permit and finds that it is in compliance with the Special Use Permit and its conditions granted in February 2008, and that the next annual review will be held in March 2017. Motion seconded by Mr. Edwards. All in favor and compliance is found with the Special Use Permit and its conditions for the past year.

c. Controlled Atmosphere Storage Permit

The Planning Commission reviewed Mr. Timpson's report of March 1, 2016. Mr. Timpson indicated that he would be paving portions of the entrances. Subject to weather conditions over the next few weeks, the apple crop to be stored could be heavy this year. It is planned to upgrade the cooling equipment this year.

There being no other questions or comments, Mr. Batchelor moved to confirm that the Lowell Charter Township Planning Commission has reviewed the Timpson Controlled Atmosphere Storage Special Use Permit and finds that it is in compliance with the Special Use Permit and its conditions granted in February 2008, and that the next annual review will be held in March 2017.

Motion seconded by Mr. Blough. All in favor and compliance is found with the Special Use Permit and its conditions for the past year.

d. Concrete Crushing Permit

There were no concrete crushing operations in 2015. There was some short-term storage of millings on the property, keeping the permit active without further action by the Planning Commission being required at this time. Mr. Blough asked about screening trees, and was advised that twice as many were planted as had been required, and that they were doing well.

There being no other questions or comments, Mr. Blough moved to confirm that the Lowell Charter Township Planning Commission has reviewed the Timpson Concrete Crushing Special Use Permit and finds that it is in compliance with the Special Use Permit and its conditions granted in May 2015, and that the next annual review will be held in March 2017. Motion seconded by Mr. Edwards. All in favor and compliance is found with the Special Use Permit and its conditions for the past year.

NEW BUSINESS

Review Proposed Amendments to Sign Regulations:

Tim Johnson distributed recommendations for sign ordinance amendments dated March 14, 2016. He will bring in proposed Ordinance language for review at a future meeting.

Request from Zoning Enforcement Officer to review proposed amendments regarding building permits:

The matter will be reviewed by the Township Supervisor and staff to determine if amendments are needed and if so, what proposed language will be offered for review.

COMMISSIONER COMMENTS:

Mr. Blough advised that the fire department will hold a pancake breakfast at the Lowell Expo on March 26th.

Mr. Simmonds advised that the Mineral Mining Licensing Ordinance approved two years ago would also need to be added to the Zoning Ordinance. There will be no workshop meeting on March 28th.

ADJOURNMENT:

Mr. Clements 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 8:51 p.m.

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Submitted _____
Timothy Clements, Secretary

Approved _____