



69 Lincoln Lake Ave NE, Lowell

## **Planning Commission February 6, 2023 Minutes**

The meeting was called to order by Chairman Makuski at 7:00 p.m. followed by the pledge.

Roll Call - Gillett, Post, Makuski, Peel, and Hoffman all present.

Hoffman motioned to approve the agenda. Peel supported the motion. All members voted yes; Motion carried.

Post motioned to approve the January 9, 2023; minutes as presented. Gillett supported the motion. All members voted yes; motion carried.

### **1. Public Hearing - HFS Equipment - Special Exception Use Amendment**

- Ryan Herrington - HFS looking to partner with Berry's diesel, who already uses the interior for working on HFS equipment. Makuski notes that this amendment has become a major addendum where it was previously a minor addendum.

- Rachel Hillegonds, attorney for HFS explained the miscommunication in the original SEU round. The space behind the building was and still is a storage area for inventory, not a parking lot open to public or customers. Therefore, the area should not be held to the ordinance requirements for parking lots. Concludes this should not be a major amendment.

Makuski motioned to table the application until clarification on the rear storage/parking area from township attorney, and applicant can have the water calculations adjusted on the engineered plans. Gillett supported the motion. All members voted yes; motion carried.

### **2. Public Hearing - 12583 McPherson Dog Kennel/Boarding - Special Exception Use Public Hearing was opened at 7:17 p.m.**

- Amanda Conley presented, 3-10 dogs. Only kennel in the township. Small family business. They will comply with all county and township regulations.

- Brent Sutterfield 12545 McPherson - States they have easement on the Conley property. Few concerns. They moved here for quiet. Do not support the kennel. Takes away from the quality of life they have come to enjoy. Barking dogs. Dogs getting out and interacting with their pets or children. Decrease in property value.
- Hannah Sutterfield 12545 McPherson – Concerned about dogs escaping and noise.

- Josh Geldersma - 12465 McPherson Concerns that kennel uses the deeded easement owned by 12545 and 12465 McPherson. Does not support the kennel. Waste or runoff affecting creek.  
(Conley clarifies when they are not at home the dogs will be double locked with underground fence.)

**Makuski closed public hearing at 7:31 p.m.**

- PC discussion centered on that when this was formerly brought to them there was no apparent opposition. However, there clearly are valid concerns.

Peel motioned to deny the application for the Special Exception Use based on failure to satisfy standards set forth in the ordinance.

- 1b *“The suitability and adequacy of existing and proposed streets to carry anticipated traffic in connection with the proposed use.”*
- 3 *“The extent to which the proposed use may decrease or impair the value or marketability of adjacent or nearby properties, whether improved or unimproved.”*
- 5 *“Any hazards or nuisances that may be directly or indirectly caused or created by the proposed use.”*

Gillett supported the motion. All members voted yes; motion carried.

**3. All Weather Seal Site Plan Review 7:43p.m.**

Jeremy Farmer represented AWS owner Scott, but not employed by AWS.

Building built without permits, in zoning violation. Need engineered site plan. Zoning violation is that the structure must be either 10ft away or attached.

Makuski recommends first step for AWS is to have an engineered site plan in order to file an application for a site plan amendment. The escrow account is in a negative balance and need to be paid.

**4. Master Plan Review**

Gillett motioned to table the master plan review. Hoffman supported the motion. All members voted yes; Motion passed.

**Public Comment –**

- Brenda Schreur Flat River Dr - Does not support the SEU Amendment for HFS.
- Mary Schreur - Supports Brenda.

Post motions to adjourn at 8:24p.m. All members support.

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Shantell Ford, Clerk

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Date Approved