



69 Lincoln Lake Ave NE, Lowell

## Planning Commission

May 8, 2023

### Minutes

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

Roll Call – Gillett, Hoffman, Makuski and Post present, Peel was absent.

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

Gillett motioned to approve the minutes from March 27, 2023, as presented. Hoffman supported the motion. All members voted yes; motion carried.

1. **Public Hearing - First Congregational Church – Special Exception Use Amendment** – Public Hearing opened and closed at 7:03 p.m., there were no comments. Gillett motioned to recommend the SEU amendment to the township board for approval. Hoffman supported the motion. All members voted yes; motion carried.
2. **Public Hearing – 1775 Lincoln Lake Pvt Road – Special Exception Use Private Road - Public Comment** – Todd West introduced his project stating this private road will provide access for 7 home sites, no homeowners association, however there will be a maintenance agreement for the road. The public hearing opened at 7:09 p.m. Sue Sarniak, 1749 Lincoln Lake Ave NE asked for a copy of the site plan. The public hearing closed at 7:10 p.m. Makuski motioned to recommend the SEU to the township board for approval. Post supported the motion. All members voted yes; motion carried.
3. **Tower Pit Operations/KCRC – Special Exception Use Gravel Pit** – Wayne Harrell introduced the project and gave the history of the property. Previously, the road commission and parks department were together, and this property was purchased for mining and for potential future park use. It has been mined in the past. The KCRC would like to use the pit for gravel for specific road projects. They will work with EGLE on natural river issues. Work would start by 2024. At the end of the project, they anticipate it to be used by Kent County Parks Department. Gillett motioned to move the SEU to a public hearing. Hoffman supported the motion. All members voted yes; motion carried.
4. **Harvest Meadows Phase 4 – Special Exception Use Review** – A question arose regarding a bond for final work guarantee. Ryan will check into this. Hoffman motioned to send SEU to public hearing. Gillett supported the motion. Realized the review does not need to have a

public hearing, as a public hearing was held for the entire project and no changes have been made to this phase. Makuski motioned to cancel the public hearing. Hoffman supported the motion. All members voted yes; motion carried.

**Public Comment** – there was none

Post motioned to adjourn the meeting at 7:51 p.m., and Hoffman supported the motion. All members voted yes, motion carried, meeting adjourned.

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Shantell Ford, Clerk

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Date Approved

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