



## **Planning Commission September 11, 2023, Minutes**

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

**Roll Call** – Gillett, Hoffman, Makuski, Herron, and Post All present.

Makuski\_ motioned to approve the agenda as presented. Gillett supported the motion. All members voted yes; motion carried.

Gillett motioned to approve the minutes from August 7, 2023, as presented. Hoffman supported the motion. All members voted yes; motion carried.

1. **Special Exception Use Permit – Lowell Youth Sports (Prior approval 2021) –**  
7:05pm start.

Representatives from LYS explained that there are no changes to the site plan, they are asking for an extension of the approved SEU.

Theresa Gonser – 1010 Lemongrass - Concerned with the proximity to her property without any barrier. Theresa voiced concern about how traffic will be managed. *There are plans that display a retaining wall and tree barrier.*

Stephanie Deward – 12060 Harvest Home Dr SE - Concerned with access to the trails after the project. *The trail will be paved and accessible.*

Shannon Kennedy – Chamber of Commerce - *Depending on the event (i.e. tournaments) they will explore traffic management options.*

Douglas Christiansen – 12246 Apple Cart Ct SE - Concerned with baseballs hitting their house. Retaining walls and trees should eliminate any safety concerns.

Trish Roegner - Was not notified of any project or change in 2021 and wants to know why they were not notified. *Outside of 300' state law required notification.*

Brady Hill – 12246 Apple Cart Ct SE - Is the land in question zoned residential? *Yes, rural recreation is allowed in residential areas with a Special Exception Use Permit, which was approved in 2021.* Will there be lights put up in the future? *Only if the funds are obtained, but not at this point.* Is there a need for more fields? *Yes, because little league only has access to Creekside fields and it's not enough.*

Close 7:31 pm

Makuski explains the need for this in the community and supports the project. Post feels that the facility is well thought out and would be beneficial, is in support. Makuski motioned to recommend to the township board to extend the previously granted Special Exception Use Permit for Lowell Youth Sports. Hoffman supported the motion. All members voted yes; **motion granted.**

**2. Private Road Request – Pam O’Dell – 10750 Bailey**

Roger O’Dell and Pete Gustafson presented the private road request of Pam O’Dell. The Planning Commission and the applicants discussed the project and debated the need for a fully engineered private road before parcel splits were allowed. Per ordinance and Williams & Works memo, applicant will have the road engineered and will submit for W&W review.

**Public Comment** – There was none

**Adjourn** – Makuski motioned to adjourn, and Hoffman supported the motion. All members voted yes; the meeting was adjourned at 8:07 p.m.

Next meeting October 2, 2023 –

  
Shartell Ford, Clerk

  
Date Approved