

**LOWELL PLAN COMMISSION MEETING**  
**JUNE 8<sup>TH</sup>, 2023**

President John Alessia called the meeting to order at 7:05pm. The Pledge of Allegiance was recited, and a moment of silence was held. Recording Secretary, Dianna Cade called the roll. Members answering the roll call were Daniel Smith, Greg White, John Alessia, Shane Lawrence, Shane Tucker, and Jim Konradi. Manny Frausto was absent. Also, present was Rich Oman, Director of Planning and Development, and Town Attorney Nicole Bennett.

**APPROVAL OF MINUTES:**

Mr. Konradi made a motion to approve the meeting minutes from April 13<sup>th</sup>., 2023, seconded by Mr. Lawrence and carried with a voice vote of all ayes.

**OLD BUSINESS:** None

**NEW BUSINESS:**

**PC #23-005 Tractor Supply Final Plat – 181<sup>st</sup>/ St Rd. 2 –**

Brian Lenhardt – DMK Development Lowell LLC. 4927 E Stariha Dr. Norton Shores, MI 49441. He stated he was in front of the Commission previously for a zone change for this parcel. Tonight, he is seeking a final plat and site plan approval. Tractor Supply is excited to bring their project to the town of Lowell. He stated his engineer was participating via zoom tonight. Shem Khalil with Global Engineering, 601 Franklin Square, Michigan City, IN 46360. Mr. Khalil stated they did receive some comments from the TRC review. He stated they are working on them. There are very minor changes. He stated that they do need to discuss the staff's requested revisions with IAW and IDEM. Mr. Khalil stated they are asking for conditional approval tonight based on these comments getting addressed and resolved. Mr. Alessia stated he noted the fire dept request with the north end main, he asked if there are there any new updates for this. Mr. Oman stated they will have to agree to it, and he believes they will. Mr. Oman stated that is more of a site plan issue he would like to stay on the plat comments. Mr. Oman stated the plat is a 2-lot sub. Tractor Supply will be on lot 1. Mr. Oman stated tractor supply would be extending Brandywine Dr all the way, there is an existing storm sewer easement. The easement that staff requested from them has been included on the plat. Mr. Konradi asked what was going to be on lot 2. Mr. Oman stated they will be vacant for future development. Mr. Oman stated lot 2 is owed by the doctors. Discussion. Consent from the doctors is on file with the town. Mr. Khalil stated currently the entire parcel is owned by Lowell Professional LLC and that who the signatory will be on the plat. Then once lot 1 is created, DMK will complete the purchase of that lot.

Mr. Tucker made a motion to approve PC #23-005, final plat, seconded by Mr. Lawrence and carried with a roll call vote of all ayes.

Mr. White made a motion to accept the staff report as the Findings of Fact, seconded by Mr. Tucker and carried with a roll call vote of all ayes.

### **23-006 Tractor Supply Site Plan – 181<sup>st</sup>/St Rd 2**

Brian Lenhardt – DMK Development Lowell LLC. 4927 E Stariha Dr. Norton Shores, MI 49441. He stated they are seeking site plan approval for the Tractor Supply. He stated there are 2 curb cuts off Brandywine Dr which will be extended to the north. One for truck deliveries in the rear and one for customers in the front. He stated the prototype for the building would be a single story at 21,000 sq. ft. There will be a 20,000 sq ft. fenced in outdoor display area. In this outdoor area will be seasonal items, such as gardening equipment in the spring and snow removal items in the fall. The front of the building will have a sidewalk display of various items. Mr. Lenhardt stated the engineers did a great job of figuring out how to move contain all the stormwater in the rear which was the most desirable esthetic. Mr. White asked if all the outside lighting issues were resolved. Mr. Oman stated the staff asked for more lighting at the entrances, which they accommodated. Mr. Oman stated the army corps signed off on the delineation report. Mr. Oman displayed the architecture plans for the exterior of the building. Discussion on stormwater, the pond in rear and the isolated wetlands. Mr. Oman stated the fire dept is requesting a fire hydrant to the north on Brandywine. Mr. Oman stated if you were to approve the site plan tonight, it would have to be conditioned on the water main being extended to the north on Brandywine with a hydrant on it. Right now, it is only east and west per the review from IAW. Mr. Oman stated there is a temp turn around set up. The road will remain public ROW. There will be a 16' fence around the display area. The rolling gate is 8' tall. Mr. Smith asked if there would be a big propane tank out front. Mr. Lenhardt said yes, it will be in front of the fence.

Mr. Konradi made a motion to approve the site plan for PC #23-006 with the condition that the water main is extended north on Brandywine Dr and install a hydrant as was requested by the fire dept., seconded by Mr. Lawrence, and carried with a roll call vote of all ayes.

Mr. White made a motion to accept the staff report as the Findings of Fact, seconded by Mr. Lawrence and carried with a roll call vote of all ayes.

### **23-007 Mohawk Light Industrial PUD Final Plat – Mohawk & Westmeadow**

Mr. Alessia asked what the changes were from the preliminary plat. Mr. Oman stated they are final platting lot one and lot 2 would be replated in the future. Mr. Konradi asked how many lots there would be eventually. Mr. Oman using the plat displayed on the monitor indicated where potential future lots would be developed, including the one residential lot.

Mr. Tucker made a motion to approve the final plat for PC #23-007 Mohawk light Industrial PUD lot 1, seconded by Mr. Konradi and carried with a roll call vote of all ayes.

Mr. White made a motion to adopt the staff report as the findings of fact, seconded by Mr. Konradi and carried with a roll call vote of all ayes.

Mr. Austgen asked about future fees. Discussion.

**DISCUSSION:** Mr. Alessia stated there was an item for discussion. He stated that Trilogy Health Care Services was requesting a special meeting. He discussed specific dates available. Discussion. Mr. Tucker made a motion to approve the request for a special meeting on June 27<sup>th</sup> at 6:3-pm, seconded by Mr. Lawrence and carried with a voice vote of all ayes.

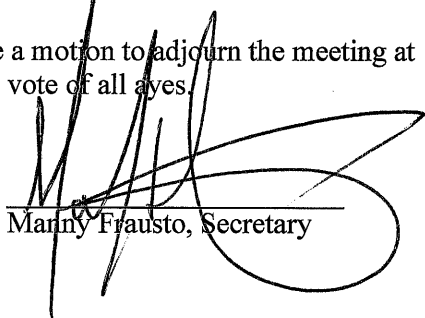
**PUBLIC COMMENT:** None is heard in person or on-line.

**ANNOUNCEMENTS:** Next regularly scheduled meeting will be held on July 13<sup>th</sup>, 2023. Mr. Alessia stated he will not be at this meeting.

**ADJOURNMENT**

With no further comments or questions, Mr. White made a motion to adjourn the meeting at 7:30pm., seconded by Mr. Tucker and carried by a voice vote of all eyes.

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John Alessia, President

  
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Manny Frausto, Secretary