



For Immediate Release

Contact: Michael Burns, City Manager
City of Lowell, 616.897.8457

City of Lowell will hold virtual Planning Commission Meeting on Monday December 14, 2020

Lowell, Michigan, December 9, 2020 – As a result of COVID -19 and the current social distancing practices being mandated statewide, the City of Lowell Planning Commission will holding their regular Planning Commission Meeting via teleconferencing on Monday December 14, 2020 at 7:00 P.M.

The City Council will meet via the Zoom Computer Teleconferencing System. The meeting will be held in compliance with Public Act 228 of 2020 pertaining to the ability to conduct public meetings remotely.

The Zoom application allows for interactive public participation. The meeting will be available to those via online and/or telephone. To participate in the meeting via Zoom here is the contact information below:

Join Zoom Meeting

<https://us02web.zoom.us/j/84031739458>

Meeting ID: 840 3173 9458

One tap mobile

+16465588656,,84031739458# US (New York)

+13017158592,,84031739458# US (Washington D.C)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 840 3173 9458

You may also provide input or ask questions of the Planning Commission relating to any items of business that will come before them at the meeting by emailing the City Clerk at sullery@ci.lowell.mi.us who will forward them to the City Council, or by mailing them via regular U.S. Postal service to c/o City Clerk, City of Lowell, 301 E. Main St, Lowell, MI 49331, or by calling 616-897-8457.

Persons with disabilities may attend and participate using any of the above described methods. If you require special accommodations, please email mburns@ci.lowell.mi.us and we will be happy to accommodate you. If you have any questions or need further assistance, please email sullery@ci.lowell.mi.us. More meeting information, including the meeting agenda, will be available at our website www.lowellmi.gov.

According to the Attorney General, interrupting a public meeting in Michigan with hate speech or profanity could result in criminal charges under several State statutes relating to Fraudulent Access to a Computer or Network (MCL 752.797) and/or Malicious Use of Electronics Communication (MCL 750.540). According to the US Attorney for Eastern Michigan, Federal charges may include disrupting a public meeting, computer intrusion, using a computer to commit a crime, hate crimes, fraud, or transmitting threatening communications. Public meetings are being monitored and violations of statutes will be prosecuted.

###



301 East Main Street
Lowell, Michigan 49331
Phone (616) 897-8457
Fax (616) 897-4085

PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
AGENDA

FOR THE REGULAR MEETING OF
MONDAY, DECEMBER 14, 2020 AT 7:00 P.M.

Join Zoom Meeting

<https://us02web.zoom.us/j/84031739458>

Meeting ID: 840 3173 9458

One tap mobile

+16465588656,,84031739458# US (New York) 13017158592,,84031739458# US
+(Washington D.C)

Dial by your location

+1 646 558 8656 US (New York)
+1 301 715 8592 US (Washington D.C)
+1 312 626 6799 US (Chicago)
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)

Meeting ID: 840 3173 9458

Find your local number: <https://us02web.zoom.us/j/84031739458>

1. CALL TO ORDER: PLEDGE OF ALLEGIANCE, ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS
 - a. November 9, 2020 – Regular Meeting
4. PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA
5. OLD BUSINESS
 - a. Grand Rapids Gravel - 2014 Bowes – Continued Review of Site Plan Review and Special Land Use
 - b. Public Hearing – River City Cannabis – Special Land Use – 2163 W. Main – Tabled from the last meeting.
6. NEW BUSINESS
 - a. Site Plan Review – Culligan Water – 2531 W. Main

7. STAFF REPORT
8. COMMISSIONERS REMARKS
9. ADJOURNMENT

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, NOVEMBER 9, 2020 AT 7:00 P.M.**

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL.**

The Meeting was called to order at 7:00 p.m. by Chair Barker.

Present: Commissioners Marty Chambers, Michael Gadula, Tony Ellis, and Chair Bruce Barker.
Absent: Commissioners David Cadwallader and Amanda Schrauben.
Also Present: City Manager Mike Burns, Andy Moore with William & Works and Lowell Deputy City Clerk Amy Brown.

2. **EXCUSE OF ABSENCES.**

IT WAS MOVED BY CHAMBERS and seconded by GADULA to excuse the absence of Commissioners Cadwallader and Schrauben.

YES: 5. NO: None. ABSENT: 2. MOTION CARRIED.

3. **APPROVAL OF AGENDA.**

IT WAS MOVED BY CHAMBERS and seconded by ELLIS to approve the agenda as written.

YES: 5. NO: None. ABSENT: 2. MOTION CARRIED.

4. **APPROVAL OF MINUTES OF PREVIOUS MEETING.**

IT WAS MOVED BY ELLIS and seconded by CHAMBERS to approve the minutes from the October 12 Regular Planning Commission meeting as written.

YES: 5. NO: None. ABSENT: 2. MOTION CARRIED.

5.. **PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA.**

There were no comments.

6. **OLD BUSINESS.**

a. **Grand Rapids Gravel – 2014 Bowes – Continued review of Site Plan Review and Special Land Use.**

Andy Moore with Williams and Works recalled at the last meeting we reviewed the standards outlined in their staff report dated August 9, 2020. This is a 63.7 acre parcel owned by Grand Rapids Gravel. The applicant expects that the mining operation will occur for 10 years resulting in a 22.5 acre lake which the applicant desires to create a residential development. A volume of 322,000 cubic yards is expected to be removed from the site.

Williams and Works Hydro geological engineer Dan Waylen was also present to answer and questions or concerns.

The applicant provided an overview to some things that have changed. If the Commission is comfortable moving forward Moore suggested they request Williams and Works to prepare findings and conditions of approval that can be entertained at the December 14, 2020 Planning Commission meeting.

The Commissioners, Waylen and the developer discussed the concerns of such a development near the City's well and other smaller wells further north.

James Dykema from Grand Rapids Gravel explained the changes to the site plan and addressed concerns the Commission had from the previous meeting.

By general consensus, the Commission decided to delay voting on the plan until the December 14, 2020, at which time a motion can be made with any specific conditions.

7. NEW BUSINESS.

a. New Union Brewery Site Plan Amendment – 400 and 420 W. Main.

Tyler Velting with New Union Brewery stated they are proposing an outdoor pavilion seating area. With the old mill being demolished, this allows for additional seating and parking.

Andy Moore will Williams and Works explained a few years ago they received a special land use approval using a single parcel at 400 West Main. In order to allow for an expanded use, the applicant proposed to combine the parcel at 400 West Main, the adjacent parcel at 420 West Main, and half of the old right-of-way between 420 and 508 West Main. Together, the property will be approximately 0.89 acres in the C-3 zoning district. This review is based upon the assumption that these parcels will be successfully combined.

The applicant is proposing to expand the existing use to include a 36x40 foot outdoor seating area with a concrete patio and roof. The roof would also extend an additional six feet farther along the front of the building to create a new entry porch. The applicant intends to replace the existing outdoor seating area with this new arrangement to accommodate more customers.

The Commissioners reviewed the site plan review criteria.

IT WAS MOVED BY BARKER and seconded by CHAMBERS to accept all six of the site plan review criteria without any additional conditions.

YES: 5. NO: 0. ABSENT: 2. MOTION CARRIED.

Moore recommended the proposed site plan amendment be approved with the following conditions:

1. No demolition or earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.
2. Prior to issuance of any City permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.
3. The applicant and the site shall at all times comply with local standards and ordinances.
4. The applicant shall receive approval to combine the parcels at 400 and 420 West Main Street (PPN 41-20-02-346-002 and 41-20-02-346-001), along with half of the old right of way between 420 and 508 West Main Street.
5. Any proposed lighting must be reviewed and approved by the Zoning Enforcement Officer prior to construction/placement of such lighting.
6. Parking shall be sufficient to accommodate the capacity of the brewery and outdoor seating area once Covid-19 restrictions are no longer in effect. If the Zoning Enforcement Officer or another agent of the City determines that the parking is insufficient, the applicant shall be required to construct the deferred parking area. Prior to the construction of such deferred parking, the applicant shall provide an easement or other written agreement, in a form acceptable to the City, which authorized construction and use of the deferred parking area for the facility. A permit shall be required for the construction of the deferred parking lot, and all standards of Chapter 19 shall apply.
7. Applicant shall submit a revised site plan showing a plan for parking to scale and showing the number of spaces and how it will be arranged.

IT WAS MOVED BY BARKER and seconded by CHAMBER to approve the proposed site plan amendment with the conditions listed above.

YES: Commissioners Ellis, Plank, Chair Barker and Commissioners Chambers and Gadula.

NO: None. ABSENT: Commissioners Cadwallader and Schrauben. MOTION CARRIED.

b. King Milling Site Plan Amendment – 222 W. Main and 115 S. Broadway.

Steve Doyle and Regan Doyle with King Milling were present to explain their proposed expansion. They hope to connect 222 W. Main to 115 S. Broadway.

Andy Moore with Williams and Works explained the site plan amendment is for the construction of a covered walkway between two buildings and exterior building modifications. Moore reviewed various site plan requirements such as lighting, parking, landscaping and signage.

Moore did note that he received correspondence from DPW Director Dan Czarnecki who showed some concern about the clearance stating there is a water main that runs through the alleyway and has requested a minimum of 13' 6" of vertical clearance trucks and equipment. Doyle confirmed this height requirement would be met.

The Commissioners reviewed the site plan review criteria.

IT WAS MOVED BY BARKER and seconded by CHAMBERS to accept the site plan review standards

YES: 5. NO: 0. ABSENT: 2. MOTION CARRIED.

Moore recommended the proposed site plan amendment be approved with the following conditions:

1. No demolition or earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.
2. Prior to issuance of any City permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.
3. The applicant and the site shall at all times comply with all other applicable ordinances, codes, and requirements of the City of Lowell.
4. The applicant shall submit any additional site plan items as required in Section 18.04 B of the zoning Ordinance and determined necessary by the Zoning Enforcement Officer.
5. The applicant shall comply with the outdoor lighting requirements of Section 4.24 of the Zoning Ordinance.
6. The applicant shall update the site plan to show there is a 13.5' clearance.

IT WAS MOVED BY BARKER seconded by ELLIS to approve the proposed site plan amendment with the following conditions listed above.

YES: Commissioners Ellis, Plank, Chair Barker and Commissioners Chambers and Gadula.

NO: None. ABSENT: Commissioners Cadwallader and Schrauben. MOTION CARRIED

c. Public Hearing – Premier Botanics Special Land Use – 1450 W. Main.

Representatives from Premier Botanics, James Allen and John Allen, explained they are proposing a marijuana microbusiness at 1450 W. Main. He explained they will be selling only what they grow and produce.

Andy Moore with Williams and Works explained this property is located at the previous Showboat Automotive site located at 1450 W. Main. The property is zoned C3 General Business district, where adult use marijuana establishments are permitted only with special land use approval.

The subject property has an area of approximately 1.6 acres. The applicant is proposing to occupy the existing building for the establishment.

Moore reviewed the site development requirements including landscaping, lighting, parking, signage and licensing.

The Planning Commissions went on to review the site plan review standards.

The public hearing was opened.

Roger Royer noted his concerns with the City of Lowell having several marijuana facility's.

Moore noted the Planning Commission has requested that a six-foot privacy fence be provided on the west and south property line and that the fence on the west property lot would extended.

IT WAS MOVED BY BARKER and seconded by ELLIS to accept the site plan review standards.

YES: Commissioners Ellis, Plank, Chair Barker and Commissioners Chambers and Gadula.

NO: None. ABSENT: Commissioners Cadwallader and Schrauben. MOTION CARRIED.

Moore went on to review the special land use review standards.

IT WAS MOVED BY BARKER and seconded by GADULA to accept the site plan review standards.

YES: Commissioners Ellis, Plank, Chair Barker and Commissioners Chambers and Gadula.

NO: None. ABSENT: Commissioners Cadwallader and Schrauben. MOTION CARRIED.

The Planning Commission reviewed the Adult Use Marihuana Establishment Special Land Use Standards.

Barker asked for a motion to approve the Adult Use Marihuana Establishment Special Land Use Standards with the correction being made for "d" correcting a typo regarding the site plan including a new dumpster enclosure behind the building, which would be 6 1/2 to 7 feet tall and include a gate.

IT WAS MOVED BY BARKER and seconded by CHAMBERS to accept the Adult Use Marihuana Establishment Special Land Use Standards with the above correction.

YES: 5. NO: 0. ABSENT: 2. MOTION CARRIED.

Moore recommended the proposed site plan amendment be approved with the following conditions:

1. Prior to issuance of any City permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.
2. The applicant shall comply with any requirements from the City's Department of Public Works, City Engineer, Lowell Area Fire Department, City Police Department, or other City officials.
3. The proposed special land use shall comply with all applicable federal, state, and local requirements, and copies of all applicable permits shall be submitted to the City.
4. The applicant shall continually comply with applicable ordinances, codes, and requirements of the City of Lowell.
5. The applicant shall submit all missing site plan items of Section 18.04 B, 17.04 FF(3), and 17.04 FF(4), as listed above, unless specifically waived by the Zoning Enforcement Officer.

6. The applicant shall receive licensing as a marihuana microbusiness through the State of Michigan and submit a copy of this license to the City.
7. Landscaping shall comply with Section 4.26 and Section 19.03 E of the Zoning Ordinance, unless specifically modified by the Planning Commission.
8. Any additional exterior lighting shall comply with the lighting standards of Section 4.24 and 19.03 C of the Zoning Ordinance.
9. Signage shall comply with Chapter 20 of the Zoning Ordinance.
10. The applicant shall submit a copy of a provisional license issued by the City of Lowell pursuant to Chapter 28 of the City of Lowell cod of ordinances. The facility shall not open until appropriate operating licenses have been obtained from the City of Lowell and the State of Michigan.
11. All landscaping, buffers, and/or greenbelts shall be continuously maintained to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
12. The applicant shall receive approval from and comply with any stipulations of Lowell Light and Power regarding electricity demand at the marihuana microbusiness.
13. The security plan shall address the items outlined in our confidential memo dated November 5, 2020, and any other items identified by the City's law enforcement personnel.
14. The applicant shall maintain odors so any odor generated inside the establishment is not detected outside the building. Doors and windows shall remain closed, except for the minimum time necessary for ingress/egress From the building.
15. The applicant shall maintain all air scrubbing and filtration systems in working order and they must be in sue at all times. Filters must be changed per manufacturers' recommendation to ensure optimal performance.
16. All waste receptacles containing marihuana products shall be secure and locked at all times. The applicant shall indicate the locations of indoor waste receptacles on the building floor plan.
17. All rooms associated with the growing and processing of marihuana products shall be subject to inspection and approval by the Fire Department to ensure compliance with applicable fire codes.
18. Any fuel, fertilizer, pesticide, fungicide, rodenticide, herbicide, or other substance toxic to wildlife, children, or pets shall be stored in a secured and locked area, be in compliance with State pesticide laws and regulations, and be subject to inspection and approval by the Fire Department to ensure compliance with applicable fire codes.
19. The marihuana establishment shall not also sell alcoholic beverages or tobacco products.
20. The marihuana establishment shall comply at all times and in all circumstances with the MRTA and applicable Rules of Adult Use Marihuana Establishments, as amended, promulgated by LARA.
21. All necessary building, electrical, plumbing, and mechanical permits shall be obtained for any portion of the structure which contains electrical wiring, lighting, and/or watering devices that support the cultivation, growing, and/or harvesting of marihuana.
22. In the event of any conflict, the terms of this ordinance are preempted and the controlling authority shall be the statutory regulations set forth by the MRTMA or the adopted Rules of Adult Use Marihuana Establishments, as amended, promulgated by LARA.

IT WAS MOVED BY BARKER and seconded by CHAMBERS to approve the special land use and site plan for Premier Botanics at 1450 W. Main Street with the 22 conditions listed above.

YES: Commissioners Ellis, Plank, Chair Barker and Commissioners Chambers and Gadula.
NO: None. ABSENT: Commissioners Cadwallader and Schrauben. MOTION CARRIED.

d. Public Hearing – River City Cannabis – Special Land Use – 2163 W. Main.

The public hearing was tabled until next month due to no representatives being present.

8. STAFF REPORT.

Andy Moore noted there will be one site plan to review next month along the River City Cannabis that was tabled tonight. Grand Rapids Gravel will also be brought back under old business.

9. COMMISSIONERS REMARKS.

Commissioner Plank sympathized with the concern of residents regarding the amount of marijuana shops going in. City Manager Burns explained the issue with placing caps on such businesses and the risk involved for the City.

10. ADJOURNMENT.

IT WAS MOVED BY CHAMBERS to adjourn at 9:10 p.m.

DATE:

APPROVED:

Bruce Barker, Chair

Susan Ullery, Lowell City Clerk

Grand Rapids Gravel
Proposed mineral extraction (mining) operation
2104 Bowes Road SE (PPNs 41-20-10-100-004, 41-20-10-100-005, 41-20-10-100-014, and
41-20-10-100-015

Decision and Conditions of Approval

December 14, 2020

Background

Grand Rapids Gravel, represented by James Dykema and Mike Berg, submitted an application for site plan review and special land use approval to operate a gravel mine at 2104 Bowes Road SE (PPNs 41-20-10-100-004, 41-20-10-100-005, 41-20-10-100-014, and 41-20-10-100-015). The subject property is comprised of four parcels, totaling approximately 63.7 acres in the Industrial and the River's Edge districts. A portion of the property is also within the Floodplain Overlay district. The site is primarily open space; however, two houses and accessory structures are present on the smaller parcels. The applicant intends to abandon these houses, although a few structures may remain to function as an office/garage for the mining operation. The applicant expects that the mining operation will occur for 10 years, resulting in a 22.5-acre lake around which the applicant desires to create a residential development. A volume of 322,000 cubic yards is expected to be removed from the site.

The Industrial district is also located to the north across Bowes Road and the PF Public Facilities district is adjacent to the east. The western property boundary is adjacent to the AG-2 Rural Agricultural district in Lowell Township, which contains a Township park. The southern property boundary is adjacent to the Grand River and the Grand River Riverfront Park is also located across the river in Lowell Township.

The "removal and processing of topsoil, stone, rock, sand, gravel, lime, or other soil or mineral resources" is only permitted by special land use in the Industrial and River's Edge districts.

The Planning Commission thoroughly considered the proposal in a public hearing following proper public notice on October 12, 2020, and at regular Planning Commission meetings on November 9, 2020, and December 14, 2020.

The following documents support these findings of fact and the decision of the Planning Commission:

1. Special Land Use Application dated September 4, 2020
2. Lakeshore Environmental Hydrogeological Certification dated July 1, 2020.
3. Intent to establish easement for non-motorized trail and related documents submitted in October 2020 by Williams & Works
4. Application narrative and review of site design standards dated September 1, 2020
5. Mining Site Plan, Aerial Photo, and End Use Plan last revised November 4, 2020

6. Williams & Works staff report dated October 9, 2020
7. Black Canyon Process Equipment "Safety Data Sheet" received 11/9/20-
8. "Method of Mining" narrative (undated) received 11/9/20
9. Verbal testimony provided by the applicant and the City's planning and engineering consultants (Williams & Works) at Planning Commission meetings held on October 12, 2020, November 9, 2020, and December 14, 2020.

Findings

The approval process for a special land use requires attention to the specific provisions contained in the City's Zoning Ordinance applicable to such operations. The Planning Commission adopts the findings as outlined in the Williams & Works memorandum dated October 9, 2020 as its findings related to this application, and further finds that the zoning ordinance requirements have been satisfied.

The City further finds the following facts with respect to applicable provisions of the Michigan Zoning Enabling Act (MCL 125.3205):

- i. There are valuable natural resources on the property.
- ii. There is a need for those valuable natural resources by the applicant or in the market served by the applicant.
- iii. The applicant has provided sufficient documentation that no very serious consequences would result from mining. This finding of no very serious consequences was made after considering the following factors:
 - a. The relationship of extraction and associated activities with existing land uses.
 - b. The impact on existing land uses in the vicinity of the property.
 - c. The impact on existing property values in the vicinity of the property and along the proposed haul routes, based on credible evidence
 - d. The impact on pedestrian and traffic safety in the vicinity and along the proposed haul routes
 - e. The impact on other identifiable health, safety, and welfare interests in the local unit of government.
 - f. The overall public interest in the extraction of the specific natural resources on the property.

Conditions of Approval

Based on the foregoing review and findings of fact, the proposed special land use and site plan is approved, subject to the following conditions:

1. Prior to issuance of any City permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.

2. The applicant shall continually comply with applicable ordinances, codes, and requirements of the City of Lowell.
3. The proposed special land use shall comply with all applicable federal, state, and local requirements, and copies of all applicable permits shall be submitted to the City.
4. The applicant shall comply with any stipulations from the City Engineer, Lowell Area Fire Department, or other City officials.
5. The applicant shall receive approval and comply with any stipulations from the Lowell Area Fire Department regarding emergency vehicle access.
6. The applicant shall receive a driveway permit from the City of Lowell.
7. All structures and buildings shall comply with the setback requirements of the Industrial and River's Edge districts. No machinery shall be erected or maintained within 50 feet of any property or street right-of-way. Further, no cut or excavation shall be made closer than 50 feet to any street right-of-way line or property line
8. All necessary development permits shall have been issued by appropriate local, state, and federal authorities, including a floodplain permit, approval, or letter of no authority from the Michigan Department of Natural Resources under authority of Act 451, of the Public Acts of 1994, as amended. Where a development permit cannot be issued prior to the issuance of a zoning compliance permit, a letter from the issuing agency indicating intent to issue contingent only upon proof of zoning compliance may be acceptable.
9. Dust shall be controlled on the subject property through the use of water, dust palliative, and the ongoing maintenance of the paved access drive. Dust control shall comply with the air quality requirements of the Michigan Department of Environment, Great Lakes, and Energy (EGLE) or subsequent department. Any debris tracked on Bowes Road from the site shall be removed as soon as practicable.
10. The applicant shall maintain existing trees along the property boundaries to function as a buffer between uses.
11. Hours of operation (including loading) shall be between 7:00 AM and 5:00 PM Monday through Friday (excluding federal holidays) and 7:00 AM and 2:00 on Saturdays (excluding federal holidays). The mine shall not operate outside of these hours, or on Sundays or federal holidays.
12. The applicant shall designate an area for fuel and lubricant storage on the site plan and submit measures for safety and preventative for final Zoning Enforcement Officer approval.
13. Fencing shall be located along property boundaries as shown on the November 4, 2020 site plan and be at least six feet in height. Fencing shall be placed no closer than 50 feet to the top or bottom of any slope.
14. The applicant shall establish an easement for a non-motorized trail as shown on the site plan. The establishment of such easement shall occur at a time agreeable to the and

shall be approved by the City prior to being recorded by the Kent County Register of Deeds.

15. The applicant shall place appropriate "Keep Out / Danger" signs around the premises, not more than 150 feet apart.
16. Stockpile height shall not exceed ____ feet.
17. The proposed berm shall be between ____ and ____ feet tall. Slopes of the berm shall not exceed 1:3.
18. Natural screening in the form of rolling topography, vegetation, and tree lines shall be preserved as much as possible to maintain the general character of the City, public rights-of-way, and neighboring properties.
19. Noise on the site shall not exceed sixty (60) decibels at any property line.
20. The applicant shall submit a written annual report to the Planning Commission, which shall include a summary of progress on the site, the amount of material removed, any complaints received and their resolution, any updates to the project schedule, and other items deemed necessary by the planning commission.
21. The applicant shall submit a performance bond in the form of a letter of credit, a certified check, a cash bond, or an insurance policy with the City of Lowell named as an insured party in the amount of \$200,000. The bond shall be released when all conditions stipulated in the Special Land Use permit have been met and the mining and restoration activities (excluding future residential development as illustrated on the end use plan) are complete. There shall be no partial release of the bond. The performance bond shall be in a form approved by the City Attorney.
22. The applicant shall deposit with the City Treasurer the sum of \$5,000 to serve as a monitoring/enforcement escrow account. This sum will be kept by the City in a separate, interest-bearing account. All expenses incurred by the City of Lowell in the monitoring the subject gravel/sand extraction operation and enforcing the provisions of this special land use permit and the City of Lowell Zoning Ordinance with respect to the same (including legal and administrative expenses) may be paid by the City from the monies in this account. If the balance in this escrow account falls below $\frac{1}{2}$ the above amount, the City Clerk shall notify the applicant of this fact and the applicant shall within 14 days of the date of the notice, deposit the sum necessary to restore the escrow account to its original balance. If at the conclusion of reclamation of the subject property there remains any money in the escrow account, it shall be returned to the applicant.

Request Number: _____

Filing Fee: _____



301 East Main Street
Lowell, Michigan 49331
Phone (616) 897-8457
Fax (616) 897-4085

APPLICATION FOR SITE PLAN REVIEW / SPECIAL LAND USE

- All drawings must be sealed by an architect, engineer or surveyor unless waived by the Zoning Administrator.
- 15 copies of the site plan must be submitted to the City Manager's office no later than four weeks the Planning Commission meeting to allow adequate staff review.
- The Planning Commission meets the second Monday of the month at 7:00 p.m. where plans are approved, rejected or modified.
- Preliminary plans may be presented for Planning Commission comment, but no final approval is given until all required conditions are met.
- After approval, public works and building permits must be secured before construction may commence.

1. Street Address and/or Location of Request: 2163 W Main St. SE Lowell, MI
2. Parcel Identification Number (Tax I.D. No.): #41-20- 03-326-023
3. Applicant's Name: Michael Mathews Phone Number 616 466 8014
 Address: 879 Canfield Ave SW Grand Rapids MI 49503
Street City State Zip
 Fax Number _____ Email Address Michael.david.mathews@gmail.com
4. Are You: Property Owner Owner's Agent Contract Purchaser Option Holder
5. Applicant is being represented by: _____ Phone Number _____
 Address: _____
6. Present Zoning of Parcel C3 Present Use of Parcel General Business
7. Description of proposed development (attach additional materials if needed):
Marijuana Micro Business

The facts presented above are true and correct to the best of my knowledge.

Signature: Michael Mathews Date: _____

Type or Print Your Name Here: Michael Mathews

Property Owner Approval: As owner I hereby authorize the submittal of this application and agree to abide by any decision made in response to it. [Signature] August 18th 2020
Owner Date

Section 17.03 of the City of Lowell Zoning Ordinance specifies that to approve a special land use, the Planning Commission must find that the request meets the following standards. Please describe how the proposed project would meet each standard.

A. Each application shall be reviewed for the purpose of determining that the proposed special land use meets the following standards and, in addition, that each use of the proposed site will:

1. Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance, with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed;

2. Be served adequately by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities;

3. Not create excessive additional requirements at public cost for public facilities and services; and

4. Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

Section 17.04 of the City of Lowell Zoning Ordinance lists specific standards pertaining to special land uses that must be met. Please respond to those standards below as it pertains to the proposed project, describing how the standards would be met by this proposal:

Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance, with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed;

The existing outside of the structure will not be changed other than the use of signage afforded to River City Cannabis LLC, per the lease.

Be served adequately by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities;

Per the site plan in supporting documentation for location visualization. The facility has water, electric, and gas hookups.

All public authorities have easy access to both the front and back of the facility any time of day or night.

Not create excessive additional requirements at public cost for public facilities and services; and

River City Cannabis is not going to overly use/abuse any public or government department, local or state. As a micro-business only up to 150 plants are allowed to be grown at any one time. The harvests will be staggered, limiting any excessive needs of the system. Limited water is used (estimated avg/25 gallons a day).

River City Cannabis LLC using highly-efficiently Fluence LED lights instead of the traditional high consumption HPS lights. 4 plants will be under a light, using the most efficient methods of indoor horticulture.

Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

All cannabis will be in enclosed grow areas with HEPA and carbon filtered air. The grow environment and small shop area are very relaxed spaces with no intrusive noises, the loudest being the hum of the fans and air filters.

All grow methods are organic and use no chemical pesticides. All wastewater is disposed of through a filtration system.

The grow areas will be light containing with no light escaping beyond operational hours.

Overall the operations are very small and are similar to that of a small batch or micro-brewery. A place with a very light footprint focused on serving the customer and being as respectful to the community as possible. All growing operations will be unobtrusive to the surrounding businesses and have been approved by the landlord.

williams&works

engineers | surveyors | planners

MEMORANDUM

To: City of Lowell Planning Commission
Date: November 5, 2020
From: Andy Moore, AICP
Whitney Newberry
RE: **River City Cannabis – Special Land Use Review**
Updated 12-1-20

Michael Matthews has submitted an application for site plan review and special land use approval to operate an adult use marijuana establishment (microbusiness) at 2163 W. Main Street (PPN 41-20-03-326-023). The subject property is located in the C3 General Business district, where adult use marijuana establishments are permitted only with special land use approval by the Planning Commission. The purpose of this memorandum is to review the request pursuant to Chapter 17 Special Land Uses and Chapter 18 Site Plan Review of the City of Lowell Zoning Ordinance.



Background

The subject property is approximately 1.8 acres and is primarily within the C3 General Business district. A strip of the property along the northern lot line is in the R3 Multiple Family Residential district, which appears to be north of the existing building. Because the existing building appears to be in the C3 district and has previously been occupied for commercial uses, a different commercial use may occupy the same building without a rezoning. However, the city may opt to rezone all of the property to the northerly lot line to avoid potential “split zoning” issues in the future.

The applicant is proposing to occupy the existing building for a marijuana microbusiness, which would be located in the end unit of a multiple-occupant building used for retail facilities (“Lowell City Mall”). Surrounding zoning districts include the C3 General Business district to the east, west, and south, and the R3 Multiple Family Residential district to the north. Due to the current pandemic, the applicant has proposed to operate exclusively with curbside service to accommodate social distancing orders. However, because the building layout is designed to

eventually accommodate indoor retail, this memo will also consider the proposed use operating under normal conditions with indoor retail.

The applicant has proposed to use the building as a recreational marihuana microbusiness. By definition, a "marihuana microbusiness" is a type of adult use marihuana establishment. All adult use marihuana establishments are permitted as a special land use in the C3 District.

Completeness of Submission

The applicant submitted an original site plan dated August 3, 2020, which was considered incomplete for review. An updated site plan was submitted for review on October 27, 2020. Section 18.04 B provides a list of information required for a detailed site plan review unless deemed unnecessary by the zoning enforcement officer. We find that the site plan is generally complete for review. The only item missing as required in Section 18.04 B is the size of all surface water drainage facilities. However, since this is a built-out site, this does not need to be included.

Section 17.04 FF (3) and (4) requires additional application and site plan materials to be submitted for adult use marihuana establishments. The following items were not received:

- **Verification and Consent, (3)(a) & (b).** The applicant has not submitted these statements.
- **Lighting plan, (4)(d).** A lighting plan for security was not included; however, the site plan states that no changes are proposed to lighting on the site.
- **Building elevations, (4)(e).** Building elevations were not submitted. Although the use of an existing is proposed, elevations may be necessary to depict building materials, window calculations, descriptions of glass, and other information related to building construction or structural alterations.
- **Delivery, 4(g).** How the transaction is recorded.

SITE PLAN REVIEW

Site Development Requirements. All setback, dimensional, and lot coverage requirements meet the standards of Section 12.04 of the Ordinance.

Landscaping. The site plan depicts 11 existing evergreens along the northern lot line, providing a buffer between the existing building and the adjacent R3 district. The height of these trees is unknown and the Planning Commission may discuss whether these would function as a sufficient buffer to meet the intent of Section 4.26 E(1). Section 4.26 E(2) requires front yard landscaping in the C3 district; however, because the applicant is renting a location in the multi-tenant building and the entire front yard of the parcel is parking, this standard is likely not practical. Lastly, because the applicant is not proposing any change to the parking lot, additional parking lot landscaping is not required.

The Planning Commission may modify landscape requirements when it finds circumstances that warrant a change in the requirements of this section, or in finding that existing landscaping or screening, or existing conditions on the site, will be preserved and would meet the intent of this section, in accordance with Section 4.26 B.

Lighting. The site plan indicates the locations of existing parking lot light poles and notes that no changes are proposed to site lighting. Typically, lighting is not permitted to exceed 1/2 foot-candle at property boundaries in Section 4.24 E; however, the subject property's parking lot functions as a shared lot with other adjacent buildings. Therefore, light poles were previously constructed in locations to best illuminate the entire parking lot rather than prevent light trespass across properties. Parking lot lighting likely exceeds 1/2 foot-candle at property boundaries; however, since lighting already exists and the parking lot is shared, the Planning Commission may find existing lighting sufficient. If the applicant decides to add any additional lighting, such as for security purposes, it should comply with Section 4.24.

Parking. As a microbusiness, the building would involve both a warehouse for growing marijuana and retail for the sale of marijuana products. The square footage of these areas is not provided on the floor plan, so the calculation of required parking is not possible. Further, it is unknown how much of the building on the property would be devoted to the proposed use, since the building is part of the Lowell City Mall. The site plan applies a standard of 1 space for each 200 square feet GFA for the entire portion of building on the subject property, which is the standard for retail stores. With the total building size on the subject property being approximately 18,600 square feet, 93 spaces would be required under this standard. 105 spaces are provided on the site, which is expected to be sufficient to accommodate the proposed use, particularly since the entire facility will not be used for retail purposes.

The applicant is proposing to re-stripe the barrier-free spaces. Five spaces, one of which is a van space, are proposed in accordance with ADA standards. The site plan notes that the applicant shall verify the location and availability of barrier-free ramps. The Planning Commission may include the construction of barrier-free ramps, if determined necessary, as a condition of approval.

A loading/unloading area is depicted behind the building. Space is not marked; rather, almost the entire rear yard is already paved and would function for loading or unloading of items. This appears to meet the requirements of Section 19.08.

Signage. Signage was not addressed in the site plan. As part of the Lowell City Mall, a space would be available on a multiple-tenant sign along Main Street. Any additional signage placed on the building should comply with Chapter 20 of the Zoning Ordinance. A separate freestanding sign for this use along Main Street would not be permitted.

State License. The applicant has submitted a letter indicating prequalification status of their application for a state license. A copy of the state license may be included as a condition of approval.

Provisional License. The Planning Commission shall require an operating license from the City of Lowell as a condition of special land use approval in accordance with Section 17.04 FF.

Site Plan Review Standards. In order to approve a site plan, the Planning Commission must find that each of the standards listed in Section 18.06 would be met. Following are the standards and our remarks on each:

- A. The uses proposed will not adversely affect the public health, safety or welfare. Uses and structures located on the site shall be planned to take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this ordinance.

Remarks: The proposed marijuana microbusiness would be established in an existing building, which is part of the Lowell City Mall. The applicant has provided a copy of the rental lease agreement. Because the building and corresponding parking already exists, few exterior modifications are necessary or proposed. The building's exterior relationship to other buildings and topography would not change since it already exists as part of the City Mall. Building elevations were not submitted by the applicant; although few exterior changes are expected, the Planning Commission may request elevations to depict any changes in window glass and visibility into the storefront.

Although the building exterior would remain relatively unchanged, the Planning Commission may also consider the change in use and its relationship to adjoining property. Surrounding properties are generally commercial and residential in character. A variety of auto-oriented retail uses are in immediate proximity, which would align with the character of the proposed use. Residential development is also located on the adjacent parcel to the north, with much of the parcel yet to be developed. The Planning Commission may discuss screening with the applicant to ensure there would be an adequate buffer between the proposed use and the adjacent residential district should new residential development continue to be established.

Additionally, since the microbusiness would be connected to other establishments that are part of the Lowell City Mall, the Planning Commission may discuss odor mitigation with the applicant to ensure it would be contained within the applicant's unit and not be noticeable elsewhere in the Mall. Odors are discussed further in Section 17.04 FF (c).

- B. Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation shall be provided for ingress/egress points and within the site. Drives, streets, and other circulation routes shall be designed to promote safe and efficient traffic operations within the site and at ingress/egress points.

Remarks: The applicant is not proposing any changes to vehicular circulation or points of ingress/egress on the site. Three curb cuts presently serve the Lowell City Mall, a fast-food restaurant, and the Ada-Lowell 5 theater. Vehicular circulation is expected to

remain adequate at these points and throughout the site. Pedestrian circulation is limited on the site, as it was designed primarily for automobile service. A partial sidewalk is located in front of the building. Re-designing this sidewalk for better pedestrian access would create a conflict with parking and maneuvering aisles, so sidewalk reconstruction does not appear practical. However, as noted above, the applicant should verify the location and availability of barrier-free ramps to ensure adequate access is provided from barrier-free spaces to the building. The Planning Commission may include the construction of barrier-free ramps as a condition of approval if determined necessary.

- C. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area shall be planned to provide a safe and efficient circulation system for traffic within the City of Lowell.

Remarks: The subject property is part of the Lowell City Mall and is therefore served by connections to Main Street and Ridgeview Drive through other parcels. The applicant is not proposing any change to connections on these streets, but since this qualifies as a change in use, a permit from MDOT may be necessary.

- D. Removal or alteration of significant natural features shall be restricted to those areas, which are reasonably necessary to develop the site in accordance with the requirements of this ordinance. The planning commission requires that approved landscaping, buffers and/or greenbelts be continuously maintained to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.

Remarks: The applicant is not proposing any removal of natural features, as they are limited on the site. See comments for "Landscaping" under general site plan review comments regarding landscape requirements and buffers adjacent to residential districts. Maintenance of landscaping, buffers, and/or greenbelts will be addressed as a condition of approval.

- E. Satisfactory assurance shall be provided that the requirements of all other applicable ordinances, codes, and requirements of the City of Lowell will be met.

Remarks: The proposed development is the reuse of an existing building. A condition of approval can stipulate continual compliance with applicable codes and ordinances.

- F. The general purposes and spirit of this ordinance and the Comprehensive Plan of the City of Lowell shall be maintained.

Remarks: The purpose of the C3 General Business district is to permit a mixture of residential, office, and commercial uses that do not necessarily adhere to the style of downtown buildings. The district is intended for automobile-oriented uses and includes uses that may not be always compatible with residential uses. The proposed use appears to align with the intent of the C3 General Business district as part of the Lowell City Mall.

The City of Lowell's Master Plan was adopted in 2007 and outlines a desired vision for land uses in the City. The subject property is located in the Highway Business future land use category. This category is intended to include uses that "are oriented towards automobile traffic," such as retail, office, and service uses. It is also intended to correspond to uses in the C3 General Business district. As part of the Lowell City Mall, the proposed use is expected to be compatible with the City's vision for future land uses.

Special Land Use Review Standards. In order to approve a special land use, the Planning Commission must find that the proposed special land use meets each of the following standards in accordance with Section 17.03. Following are these standards and our remarks on each:

- A. The proposed special land use shall be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance, with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed;

Remarks: The applicant is proposing to rent a space in the Lowell City Mall, so most of the existing infrastructure would be used and few exterior modifications are proposed on the site. The proposed use is consistent with the Mall's ability to generally accommodate higher levels of vehicular traffic. As part of the Mall, the building's appearance would remain consistent with the other connecting uses and is expected to remain harmonious and appropriate in appearance with the general area.

However, the Planning Commission may also carefully consider the impact of the use on the character of the area and in relation to the R3 Multiple Family Residential district adjacent to the north. Based on the trends of other marijuana establishments, the proposed use may have a greater impact in terms of traffic and activity on the site. The orientation of the Mall is expected to contribute as a buffer between traffic and residential uses. However, the Planning Commission may discuss whether additional screening, such as fencing, would be appropriate along the rear property line. The Planning Commission should also consider the comments of neighbors in this regard.

- B. The proposed special land use shall be generally consistent with the City of Lowell Master Plan;

Remarks: See comments under Site Plan Review, F above. The Planning Commission may find this standard met.

- C. The proposed special land use shall be served adequately by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water, and sewage facilities;

Remarks: The site plan indicates that the proposed development will use all existing available infrastructure. As an existing building, essential services have been previously established, but the proposed establishment may require greater electrical consumption compared to ordinary retail uses. Curb cuts are already established for the Lowell City Mall and it appears that emergency vehicles would have access in front and behind the

building. The proposed measures for security indicated on the floor plan and application narratives are expected to mitigate impacts on the local police department, and the fee charged by the City for an operating license will help offset any costs incurred. The Planning Commission may defer to the City Police Department and Lowell Area Fire Department for additional comments.

- D. The proposed special land use shall not create excessive additional requirements at public cost for public facilities and services;

Remarks: The site plan states that “no unanticipated demand will be placed on City services.” As a microbusiness, indoor plant cultivation would be permitted up to 150 plants. Because a portion of the business would involve a grow operation, there is potential to exceed the power and water consumption of a typical retail operation. The applicant has stated in the application narrative that harvests would be staggered to limit excessive system needs and limited water is expected to be necessary (estimated 25 gallons/day). Additionally, the applicant is proposing efficient LED lights instead of traditional high-consumption HPS lights, with four plants under each light. As a microbusiness, the grow operation is limited in its intensity. The applicant will also need to comply with the requirements of Lowell Light and Power, if approved.

- E. The proposed special land use shall not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

Remarks: Since the microbusiness would involve the growing of marihuana on the premises and is connected to other units in the Lowell City Mall, odors are a primary concern. The applicant has proposed odor control through enclosed grow areas with HEPA and carbon filters. Each grow tent and storage area are proposed to have negative air pressure, an inline fan, and carbon filter. Odors are addressed more comprehensively under Adult Use Marihuana Establishment Special Land Use Standards, section c, below.

Considering the large influx of traffic at other recreational marihuana establishments, traffic may be expected to also increase at this site. The presence of three curb cuts and a large parking lot are expected to accommodate a safe and orderly flow of traffic. Yet, the Planning Commission may discuss hours of operation with the applicant to ensure compatibility with neighboring uses and the Lowell City Mall.

- F. The proposed special land use shall comply with all applicable federal, state, and local requirements, and copies of all applicable permits shall be submitted to the City.

Remarks: This standard will be addressed as a condition of approval.

Adult Use Marihuana Establishment Special Land Use Standards. In addition to the general standards for special land uses of section 17.03, the Planning Commission must also find that

the proposed special land use would comply with specific standards established for adult use marihuana establishments as listed in Section 17.04 FF. Our remarks related to the security concerns plan pursuant to Section 17.04 FF(5)(a) are in a separate confidential memorandum. Following are the standards of 17.04 FF(5)(b-m), and our remarks on each:

- b. Separation distances. The distances described in this subsection shall be computed by measuring a straight line from the nearest property line of the land used for the purposes stated in this subsection to the nearest property line of the parcel used as a marihuana establishment. The following minimum-distancing regulations shall apply to all marihuana establishments. A marihuana establishment shall not be located within:
 - i. 1,000 feet of a preschool or child care center, whether or not it is within the city of Lowell;
 - ii. 1,000 feet of a public or private K-12 school, whether or not it is within the city of Lowell;
 - iii. 500 feet of a property within the C-2, Central Business District as illustrated on the City of Lowell Zoning Map.
 - iv. Exception. The requirements above do not apply if the marihuana establishment was lawfully established prior to the location of an establishment or zoning district specified in items i - iii above.

Remarks: The applicant submitted a map depicting a 1,000-foot radius around the subject property. There are no schools or childcare facilities within 1,000 feet of the proposed location and no new child care centers registered with the Michigan Department of Regulatory Affairs. The Planning Commission may find this standard met.

- c. Odors. The marihuana establishment shall be designed to provide sufficient odor-absorbing ventilation and exhaust systems so that any odor generated inside the establishment is not detected outside the building in which it operates, on adjacent public rights-of-way, private road easements, or within other units located within the same building as the establishment if it occupies only a portion of the building. Odors must be controlled and eliminated by the following methods:
 - i. The building must be equipped with an activated air scrubbing and carbon filtration system that eliminates all odors prior to leaving the building. Fan(s) must be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) shall be rated for the applicable CFM.
 - ii. Air scrubbing and filtration systems must be maintained in working order and must be in use at all times. Filters must be changed per manufacturers' recommendation to ensure optimal performance.
 - iii. Negative air pressure must be maintained inside the building.

1. At a ratio of 1:4 between the air intake (CFM) and exhaust fan (CFM), or a similar ratio as approved by the planning commission.
2. A minimum negative pressure of 0.01" water column relative to the building exterior and to adjacent spaces without product.
3. A minimum exhaust rate of 0.2 CFM per square foot of floor area or greater.
- iv. Doors and windows must remain closed, except for the minimum time length needed to allow people to ingress or egress the building.
- v. The planning commission may approve an alternative odor control system if a mechanical engineer licensed in the State of Michigan submits a report that sufficiently demonstrates the alternative system will be equal or superior to the air scrubbing and carbon filtration system otherwise required above.

Remarks: The applicant has proposed an air filtration system with HEPA and carbon filtration. Each grow tent and storage area would be individually contained with negative air pressure, an inline fan, and a carbon filter. These measures are expected to contribute to maintaining any odor within the building. However, because the Lowell City Mall is a multiple-tenant building, odor may be more susceptible to spreading to other businesses in the building. The application narrative states that all operations would be unobtrusive to the surrounding businesses and that the landlord has approved the operation in the building. The Planning Commission may discuss whether the proposed measures of odor control would be sufficient to contain odors within the applicant's unit. As a condition of approval, the Planning Commission may also require the negative air pressure to be maintained at a 4:1 ratio and that doors and windows would remain closed except for the minimum time needed for ingress/egress.

- d. The marihuana establishment shall be operated and maintained at all times so that any by-products or waste of any kind shall be properly and lawfully kept and disposed of so as to preclude any risk of harm to the public health, safety, or welfare.

Remarks: The applicant's supplementary narrative states that all cannabis waste would be ground up and contained in a locked receptacle. The Business Plan also notes that garbage would be handled by the company that services the building and all soil and leftover matter would be organic and disposed of at a local farm for reuse or composting. The waste receptacle would be located indoors until retrieved by the waste management company. The Planning Commission may request that the indoor trash receptacle be included on the floor plan.

- e. The marihuana establishment shall not be operated out of a residence or any building used wholly or partially for residential purposes.

Remarks: There would not be a residence associated with the marihuana establishment. The Planning Commission may find this standard met.

- f. Any portion of the structure where energy usage and heat exceed typical residential use, such as a grow room, and the storage of any chemicals such as herbicides, pesticides, and fertilizers shall be subject to inspection and approval by the Fire Department to ensure compliance with applicable fire codes. Any fuel, fertilizer, pesticide, fungicide, rodenticide, herbicide, or other substance toxic to wildlife, children, or pets shall be stored in a secured and locked area and be in compliance with State pesticide laws and regulations.

Remarks: As a microbusiness, the growth of marihuana would occur on the premises. The applicant has indicated that utility use is not expected to be excessive compared to other permitted uses. As discussed under Special Land Use Review Standard D, above, the microbusiness is not expected to require excessive utilities due to its small-scale nature; however, input and approval from Lowell Light and Power is recommended.

The applicant has stated that grow operations would use organic methods, not using any chemical pesticides. The Planning Commission may inquire whether any other organically-approved chemicals may be used, such as for fertilizer, fungicides, herbicides, or others. As a condition of approval, the Planning Commission may require any toxic substance to be located in a secured and locked area. Additionally, inspection and approval of grow rooms and storage of any chemicals by the Fire Department may be included as a condition of approval.

- g. A marihuana establishment shall not be operated from a business that also sells alcoholic beverages or tobacco products.

Remarks: The applicant has not proposed the sale of alcoholic beverages or tobacco products. This may be addressed as a condition of approval.

- h. No drive-through facilities shall be permitted.

Remarks: No drive-through facilities are present or proposed. The Planning Commission may find this standard met.

- i. The marihuana establishment shall comply at all times and in all circumstances with the MTRMA and the Rules for Adult Use Marihuana Establishments, as amended, promulgated by LARA.

Remarks: This may be addressed as a condition of approval.

- j. The Planning Commission may require additional landscape buffers or screening beyond what is required in Section 4.26 of the Zoning Ordinance.

Remarks: The site plan indicates the presence of some evergreen trees along the rear property boundary between the subject property and the R3 Multiple Family Residential district. The Planning Commission may require additional landscaping or screen fencing if a greater buffer is determined necessary.

- k. The owner and/or licensee shall maintain clear and adequate records and documentation demonstrating that all cannabis or cannabis products have been

obtained from and are provided to other permitted and licensed cannabis operations. The city shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the city upon request.

Remarks: The applicant has provided a supplementary narrative describing software and technology proposed for maintaining records. Because a microbusiness is proposed, all products are expected to be produced on-site. However, the Business Plan also indicates business goals to export their product into dispensaries across Michigan. Logging and tracking of products are therefore proposed through the Michigan METRC program with approved POS software. The Planning Commission may include a condition of approval allowing the city the right to examine, monitor, and audit such records and documentation upon request.

- i. All necessary building, electrical, plumbing, and mechanical permits shall be obtained for any portion of the structure which contains electrical wiring, lighting, and/or watering devices that support the cultivation growing or harvesting of marihuana.

Remarks: Additional permits may be necessary in association with the grow and processing operation. This standard may be included as a condition of approval.

- m. In the event of any conflict, the terms of this ordinance are preempted and the controlling authority shall be the statutory regulations set forth by the MRTMA or the adopted Rules for Adult Use Marihuana Establishments, as amended, promulgated by LARA.

Remarks: This standard may be addressed as a condition of approval.

Recommendation

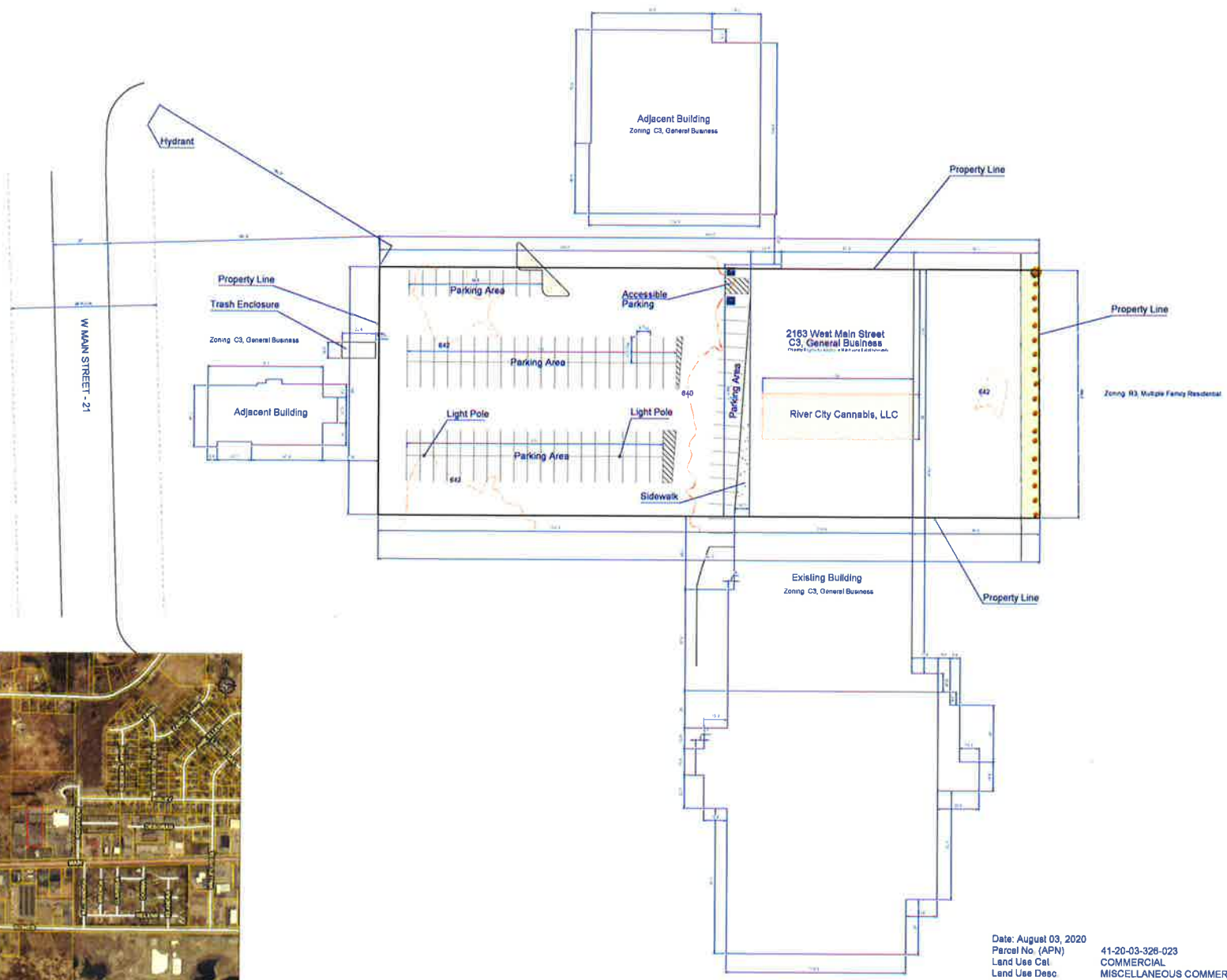
At the November 9 public hearing, the Planning Commission should discuss the site plan, application, and carefully consider any comments from the public and the applicant. Subject to those comments, the Planning Commission may approve the application. If the Planning Commission approves the special land use and site plan, we suggest the following conditions be included, along with any others deemed necessary:

1. Prior to issuance of any City permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.
2. The applicant shall comply with any requirements from the City's Department of Public Works, City Engineer, Lowell Area Fire Department, City Police Department, Lowell Light and Power, or other City officials.
3. The proposed special land use shall comply with all applicable federal, state, and local requirements, and copies of all applicable permits shall be submitted to the City.
4. The applicant shall continually comply with applicable ordinances, codes, and requirements of the City of Lowell.
5. Any additional exterior lighting shall comply with the lighting standards of Section 4.24 and 19.03 C of the Zoning Ordinance.

6. The applicant shall verify the location and availability of barrier-free ramps to the building and provide additional ramps as required. Barrier-free ramps shall be six feet long with a maximum slope of 1:12 and contain a non-slip surface.
7. Signage shall comply with Chapter 20 of the Zoning Ordinance and must be approved by the Zoning Enforcement Officer prior to installation.
8. The applicant shall receive licensing as a marihuana microbusiness through the State of Michigan and submit a copy of this license to the City.
9. The applicant shall submit a copy of a provisional license issued by the City of Lowell pursuant to Chapter 28 of the city of Lowell code of ordinances. The facility shall not open until appropriate operating licenses have been obtained from the City of Lowell and the State of Michigan.
10. The applicant shall receive approval from and comply with any stipulations of Lowell Light and Power regarding electricity demand at the marihuana microbusiness.
11. The security plan shall address the items outlined in our confidential memo dated November 5, 2020, and any other items identified by the City's law enforcement personnel.
12. The applicant shall maintain odors so any odor generated inside the establishment is not detected outside the building or elsewhere in the Lowell City Mall. Doors and windows shall remain closed, except for the minimum time necessary for ingress/egress from the building, and a negative air pressure shall be maintained at a ratio of 1:4.
13. The applicant shall maintain all air scrubbing and filtration systems in working order and they must be in use at all times. Filters must be changed per manufacturers' recommendation to ensure optimal performance. Because this is a multi-tenant building, the City may require additional odor control measures if odors are detectable at adjacent businesses.
14. The applicant shall indicate the locations of waste receptacles on the building floor plan.
15. All rooms associated with the growing and processing of marihuana products shall be subject to inspection and approval by the Fire Department to ensure compliance with applicable fire codes.
16. Any fuel, fertilizer, pesticide, fungicide, rodenticide, herbicide, or other substance toxic to wildlife, children, or pets shall be stored in a secured and locked area, be in compliance with State pesticide laws and regulations, and be subject to inspection and approval by the Fire Department to ensure compliance with applicable fire codes.
17. The marihuana establishment shall not also sell alcoholic beverages or tobacco products.
18. The marihuana establishment shall comply at all times and in all circumstances with the MRTMA and applicable Rules for Adult Use Marihuana Establishments, as amended, promulgated by LARA.
19. The applicant shall maintain clear and adequate records demonstrating that all cannabis or cannabis products have been obtained from and are provided to other permitted and

licensed cannabis operations. Upon request from the City, the applicant shall allow the City to examine, monitor, and audit such records and documentation.

20. All necessary building, electrical, plumbing, and mechanical permits shall be obtained for any portion of the structure which contains electrical wiring, lighting, and/or watering devices that support the cultivation growing or harvesting of marihuana.
21. In the event of any conflict, the terms of this ordinance are preempted and the controlling authority shall be the statutory regulations set forth by the MRTMA or the adopted Rules for Adult Use Marihuana Establishments, as amended, promulgated by LARA.



Vicinity Map Not to Scale

Date: August 03, 2020
 Parcel No. (APN) 41-20-03-326-023
 Land Use Cat. COMMERCIAL
 Land Use Desc. MISCELLANEOUS COMMERCIAL
 Lot Area 77,014 SF (1.77 ACRES)
 Total Parking Spaces (Shared) 106 (2 Handicap)

2163 W MAIN ST
 LOWELL, MI 49331
 Scale: 1"=30'

Legal Information

PART SW 1/4 COM 590.0 FT N ALONG N&S 1/4 LINE & 315.0 FT W PERP TO N&S 1/4 LINE FROM INT OF N&S 1/4 LINE & N LINE OF STL M21

Request Number: _____

Filing Fee: _____

301 East Main Street
Lowell, Michigan 49331
Phone (616) 897-8457
Fax (616) 897-4085



26200 /
CK 41471 \$100
CK 4142 \$1000

LAG



APPLICATION FOR SITE PLAN REVIEW

- All drawings must be sealed by an architect, engineer or surveyor unless waived by the Zoning Administrator.
- 15 copies of the site plan must be submitted to the City Manager's office no later than three weeks before the Planning Commission meeting to allow adequate staff review.
- The Planning Commission meets the second Monday of the month at 7:00 p.m. where plans are approved, rejected or modified.
- Preliminary plans may be presented for Planning Commission comment, but no final approval is given until all required conditions are met.
- After approval, public works and building permits must be secured before construction may commence.

1. Street Address and/or Location of Request: 2531 W. Main Street

2. Parcel Identification Number (Tax I.D. No.): #41-20-03 - 301 -030

3. Applicant's Name: Pam Denker Phone Number (616) 901 - 7422

Address: 1765 Honey Creek Ave. Ada MI 49301
Street City State Zip

Fax Number _____ Email Address pam@denkerconsulting.com

4. Are You: Property Owner Owner's Agent Contract Purchaser Option Holder

5. Applicant is being represented by: same Phone Number _____

Address: _____

6. Present Zoning of Parcel Industrial Present Use of Parcel Vacant Commercial

7. Description of proposed development (attach additional materials if needed):
Construct a 4,500 s.f. commercial building. Building will have a 1,405 s.f. general office space for lease.
The primary use will be Denker Culligan Water providing water and water treatment products.
The 1,219 s.f. pole building building will remain for storage purposes. The proposed site will also include the required off-street parking, drive access aisles and storm water management system.

The facts presented above are true and correct to the best of my knowledge.

Signature: *Pamela L. Denker* Date: 10/20/2020

Type or Print Your Name Here: Pamela L. Denker

Property Owner Approval: As owner I hereby authorize the submittal of this application and agree to abide by any decision made in response to it. *Pamela L. Denker* 10/20/2020
Owner Date

The following 16 points make up the **CHECKLIST** of required information needed on the drawing for final plan approval (unless specifically waived by the Planning Commission). Please go over this **CHECKLIST** with the City Manager and Zoning Administrator before presenting to the Planning Commission.

- | | INITIAL |
|---|----------------|
| 1. Date, north arrow and scale (not more than 1" = 100', supplementary site plans at a 1" = 50' or larger scale are encouraged) | pgh |
| 2. A city locational sketch | pgh |
| 3. Legal description and City address of the subject property | pgh |
| 4. The size in acres or square feet of the subject property | pgh |
| 5. All lot and/or property lines with dimensions, including building setback lines | pgh |
| 6. The location of all existing structures within one hundred (100) feet of the subject property's boundary | pgh |
| 7. The location and dimensions of all existing and proposed structures on the subject property | pgh |
| 8. The location and dimensions of all existing and proposed: | |
| ▪ Drives | pgh |
| ▪ curb openings (NOTE: all new openings onto M-21 (Main Street) must receive State Transportation Department approval) | pgh |
| ▪ sidewalks | pgh |
| ▪ exterior lighting | pgh |
| ▪ curbing | pgh |
| ▪ parking areas (include and delineate the total number of parking spaces showing dimensions of a typical space) | pgh |
| ▪ unloading areas | pgh |
| ▪ recreation areas | n/a |
| ▪ common use areas | n/a |
| ▪ areas to be conveyed for public use and purpose | n/a |
| 9. The location, pavement width and right-of-way width of abutting roads, alleys or easements | pgh |
| 10. The existing zoning of all properties abutting the subject project | pgh |
| 11. The location of all existing and proposed: | |
| ▪ landscaping and vegetation | pgh |
| ▪ location, height and type of existing and proposed fences and walls | pgh |
| 12. Proposed cost estimates of all site improvements | |
| 13. Size and location of existing and proposed hydrants and utilities including proposed connections to public sewer or water supply systems | pgh |
| 14. The location and size of septic and drain fields | n/a |
| 15. Contour intervals shown at five (5) foot intervals | pgh |
| 16. FOR RESIDENTIAL DEVELOPMENT , the following information is required (affixed to the drawing): | |
| ▪ Net developable area, in acres or in square feet, defined as all areas that could be developed subtracted by lands used or dedicated for existing easements and rights of way | _____ |
| ▪ The number of dwelling units proposed (by type), including typical floor plans for each type of dwelling | _____ |
| ▪ The number and location of efficiency and one or more bedroom units | _____ |
| ▪ Typical elevation views of the front, side and rear of each type of building | _____ |
| ▪ Dwelling unit density of the site (total number of dwellings / net developable area) | _____ |

williams&works

engineers | surveyors | planners

MEMORANDUM

To: City of Lowell Planning Commission
Date: December 10, 2020
From: Andy Moore, AICP
Whitney Newberry
RE: **Culligan Water – Site Plan Review**

Denker Management, LLC has submitted an application for site plan review for the construction of a warehouse, retail, and office, building located at 2531 W. Main Street (PPN 41-20-03-301-030). The purpose of this memorandum is to review the request pursuant to Chapter 18 of the City of Lowell Zoning Ordinance.

Background

The subject property is approximately 0.82 acres in the I Industrial district. The applicant is proposing to construct a new 5,889 square-foot building (including main floor and mezzanine) and retain an existing 1,219 square-foot pole building on the site, which would function for warehousing, retail, and office space.



Warehouse and office buildings are permitted by right in the Industrial district per Section 13.02 of the Zoning Ordinance. The only retail permitted in the Industrial district is "Retail building supplies including outside storage yards" as a special land use in Section 13.03 (D). Because the building is also proposed for warehouse and office uses, retail may be considered an accessory use and permitted by right in Section 13.02 (M).

Site Plan Review

Completeness of Submittal. The site plan contains all items required in Section 18.04 B of the Zoning Ordinance and is therefore complete for review.

Site Development Requirements. The applicant meets all the dimensional requirements of Section 13.04.

Lighting. The applicant is proposing three wall lights on the new building. The site plan notes that all lighting features would be in accordance with the Ordinance and contain fixtures that are downward facing and fully cut-off. As a condition of approval, the Planning Commission may

require that the applicant comply with the outdoor lighting requirements of Section 4.24. A photometric plan was not submitted; if determined necessary, the Planning Commission may also request that the applicant submit a photometric plan to ensure light intensity does not exceed 0.5 foot-candles at property boundaries, in accordance with Section 4.24 (E)(1). Cut sheets of the fixtures may also be requested to ensure compliance with the zoning ordinance.

Parking. The applicant is proposing 17 total spaces, one of which is ADA accessible. The site plan includes parking calculations based on the square footage allocated to warehouse, retail, and office uses, in accordance with Section 19.07 of the Ordinance. The applicant has met the parking requirements for retail and office uses, but is two spaces short for the warehouse use. While the square footage of the warehouse use equates to two parking spaces, warehouse uses require a minimum of four spaces in Section 19.07. Considering that an ADA space was added in addition to other parking requirements, the applicant is short of the requirement by one parking space. The Planning Commission may authorize an adjustment of standards in accordance with Section 19.04 (M) when it is demonstrated that parking demand would be lower than the requirements.

One loading space is required in Section 19.08. Two overhead doors are located on the eastern building exterior, which appear to function as a loading area for the facility.

Landscaping. The applicant has included landscaping on the site plan. The site plan meets the front yard landscaping requirements of Section 4.26 (E)(2). Section 4.26 (E)(3)(b) requires front parking lot landscaping with either a five-foot strip of land containing a three-foot hedge, wall, or fence, or a 10-foot strip of land with one canopy tree for each 30 feet of lot width. The site plan indicates a five-foot-wide planting strip, but meets the minimum canopy tree standards. Because a retention basin is located in front of the landscaping, this area would remain open space and could be included in meeting the required 10-foot width. Therefore, the Planning Commission may find that landscaping standards are met.

Signage. The applicant has proposed to use an existing pole sign. Because the applicant would be changing the words and/or symbols displayed on the sign, a sign permit should still be obtained. This may be included as a condition of approval.

Accessory Building. The applicant is proposing to retain an existing accessory building on the site in coordination with the new main building. Section 4.08 provides standards for accessory buildings. While most of the standards for accessory buildings would be maintained by the proposed development, subsection (F)(1) requires that a detached accessory building be located a minimum of 10 feet from any main building. The new proposed building would be closer than 10 feet to the existing accessory building, creating a nonconformity if built in the proposed location. Additionally, Section 4.08 (J) requires that accessory buildings be compatible in design and similar to the main building with respect to building materials and overall design. Building elevations were not submitted to determine any coordination between buildings. The Planning Commission may address accessory building standards with the applicant.

Site Plan Review Standards

Section 18.06 of the Zoning Ordinance sets forth six standards that must be considered by the Planning Commission when reviewing site plans. Those standards, along with our remarks, are below:

- A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site shall be planned to take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this ordinance.

Remarks: All adjacent properties are also in the I Industrial district, while parcels across the street are in the C3 General Business district. The proposed use would primarily be dedicated to warehousing (3,995 sq. ft. in pole building, first floor, and mezzanine), followed by retail uses (1,708 sq. ft.) and office (1,405 sq. ft.). Retail and office may be considered accessory to the primary use as a warehouse, which would constitute more than half of the proposed square footage. Warehouses are permitted by right in the Industrial district and the proposed uses are expected to align with the neighboring properties and the general industrial character of the area. However, building materials were not indicated on the site plan. The Planning Commission may request that the applicant submit building elevations to determine the proposed building design and materials.

The applicant has also provided measures for improved stormwater management on the site, including several swales and an underground storage system. The Planning Commission may defer to the Township Engineer for comments regarding the provision of stormwater management and utilities on the site.

- B. Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation shall be provided for ingress/egress points and within the site. Drives, streets and other circulation routes shall be designed to promote safe and efficient traffic operations within the site and at ingress/egress points.

Remarks: Vehicular circulation routes are indicated on the site plan and appear to allow for safe access throughout the site. The minimum dimensions required for two-way maneuvering aisles in Section Vehicular 19.06 are met. The Planning Commission may also defer to the Lowell Area Fire Department for comments on fire apparatus accessibility.

The applicant has also proposed a concrete sidewalk along the front of the building and a sidewalk is already present along the front of the property to provide access to adjacent properties. Due to the nature of the proposed use and character of the area, these connections are expected to provide sufficient pedestrian accessibility to the site.

- C. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area shall be planned to provide a safe and efficient circulation system for traffic within the City of Lowell.

Remarks: Site access was previously obtained through a shared driveway with the adjacent property to the east. The applicant is proposing a new curb cut, which will require approval from MDOT. The Planning Commission may include this as a condition of approval.

- D. Removal or alteration of significant natural features shall be restricted to those areas, which are reasonably necessary to develop the site in accordance with the requirements of this ordinance. The planning commission requires that approved landscaping, buffers, and/or greenbelts be continuously maintained to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.

Remarks: The site plan does not indicate the removal of any natural features and the site is primarily open space. The applicant has also met the landscape requirements of Section 4.26. Maintenance of landscaping may be included as a condition of approval.

- E. Satisfactory assurance shall be provided that the requirements of all other applicable ordinances, codes, and requirements of the City of Lowell will be met.

Remarks: This may be addressed as a condition of approval.

- F. The general purposes and spirit of this ordinance and the Comprehensive Plan of the City of Lowell shall be maintained.

Remarks: The Master Plan designates the subject property in the Mixed Use future land use category. This category is "intended to permit a mixture of residential, office, and commercial land uses but not necessarily in a downtown style building." These properties are intended to be pedestrian-oriented. While pedestrian connections appear adequate on the site, the Planning Commission may request building elevations to determine the architectural style of the proposed building and consider compatibility with the Master Plan's vision for this area to permit a mixture of residential, office, and commercial land uses.

The purpose of the Zoning Ordinance includes the protection of the public health, safety, and welfare. Further, the I Industrial district is intended to provide employment opportunities for City residents and promote uses that would not negatively affect residential or other uses in the City. The subject property is not adjacent to any residential uses and would contribute to the industrial and commercial nature of the area. Provided building materials and style are compatible with the surrounding area, the Planning Commission may find this standard met.

Recommendation

At the December 14 meeting, the Planning Commission should discuss the site and consider comments from the applicant and public, if any. Subject to these comments, the Planning

Commission may approve the site plan. If approved, the following conditions are suggested, along with any others deemed necessary:

1. No demolition or earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.
2. Prior to issuance of any City permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.
3. The applicant and the site shall at all times comply with all other applicable ordinances, codes, and requirements of the City of Lowell.
4. The applicant shall receive approval from and comply with any stipulations of the Lowell Area Fire Department, City Engineer, or other city officials.
5. The applicant shall comply with the outdoor lighting requirements of Section 4.24 of the Zoning Ordinance.
6. The applicant shall provide one additional parking space on the site, to meet the minimum requirement of Section 19.07 of the Zoning Ordinance, unless otherwise modified by the Planning Commission.
7. The applicant shall obtain a sign permit and comply with the standards of Chapter 20 of the Zoning Ordinance prior to the modification of the existing sign.
8. The new building shall be located at least 10 feet from the existing accessory building, in accordance with Section 4.08 (F)(1) of the Zoning Ordinance. The modified location shall be updated on the site plan and submitted to the Zoning Enforcement Officer for review and approval.
9. The applicant shall submit building elevations proposed for the site to the Zoning Enforcement Officer for review and approval.
10. The applicant shall receive approval from MDOT for the new curb cut and submit a copy of this approval to the City
11. All landscaping shall be continuously maintained to ensure that the proposed uses will be adequately buffered from one another and from surrounding public and private property.

As always, please feel free to contact us if there are additional questions or comments.

2020					
Open Date	Close Date	Address	Name/Business	Subject	Subject
01/6/2020	01/16/2020	930 Sibley	Darla Maloney	Egress Window	Egress Window
02/21/2020	02/21/2020	159 S. West	Suzie Reinbold	Various Repairs	Various Repairs
03/7/2020	03/07/2020	220 N. Division	David Brandt	Fence	Fence
03/11/2020	03/11/2020	1751 Gee Drive	Tony Beers	Partial finish basement	Partial finish basement
03/03/2020	03/18/2020	1264 Fun	John VanderWilp	Pole Barn	Pole Barn
03/24/2020	03/26/2020	722 N. Washington	Sue Murley	Various Imp Inside	Various Imp Inside
04/14/2020	04/17/2020	917 Lincoln Lake	Michael Johnson	Shed	Shed
03/31/2020	04/03/2020	1701 Faith	Dean Milstead	Shed	Shed
04/21/2020	04/24/2020	1100 Sibley	Brian Cook	Fence	Fence
04/27/2020	04/30/2020	1020 Sibley	Tracie Eikey	Fence	Fence
04/27/2020	05/01/2020	1965 W. Main	Meds Café	Temp Sign	Temp Sign
04/27/2020	05/12/2020	1100 Sibley	Brian Cook	Deck	Deck
05/08/2020	05/08/2020	318 Lincoln Lake	Casmir Delnick	Pool	Pool
05/28/2020	06/02/2020	1115 E. Main	Louis D'Agostino	Renovation/Porch	Renovation/Porch
05/28/2020	06/01/2020	312 E. Main	ZPS Investments	Demo	Demo
06/02/2020	06/04/2020	1335 W. Main	H&H Management	Renovation	Renovation
06/11/2020	06/11/2020	203 N. Hudson	Robert Halvorson	Fence	Fence
06/09/2020	06/23/2020	2475 Gee Drive	Scott and Brandi Barriger	Covered Porch	Covered Porch
06/23/20	06/23/20	257 Donna	Elizabeth Sparks	Reroof	Reroof
06/08/20	06/23/2020	2050 W. Main	T-Mobile	Signs	Signs
06/22/2020	06/23/2020	924 N. Hudson	Emma Wikstrom	Fence	Fence
06/16/2020	06/24/2020	96 & 100 W. Main	Scott Brown Enterprises	Interior Demo	Interior Demo
07/20/2020	07/20/2020	280 Valley Vista Drive	Cyndie Drake	Shed	Shed
07/24/2020	07/24/2020	624 Lafayette	Ann Dimmick	Sun Room	Sun Room
07/28/2020	07/28/2020	312 E. Main	ZPS Investments	Demo	Demo
07/28/2020	07/28/2020	109 Riverside	Jeff Altoft	Roof/Siding	Roof/Siding

08/06/2020	08/06/2020	701 Amity	Mike Steele					Rebuild garage
08/06/2020	08/06/2020	216 W. Main	Amber Rau					Remodel
08/10/2020	08/10/2020	2050 W. Main	Wild Bills Tobacco					Remodel
09/01/2020		570 Foreman St	Serveforce					Fence
09/01/2020		611 N Jefferson	Lou Augustino					Demo
09/01/2020		623 N Jefferson	Lou Augustino					Demo
09/02/2020		145 S Center	Chris Cavanaugh					Home addition
09/02/2020		1240 Grand River Dr	Ed Zigmont					Outdoor Wood Furnace
09/02/2020		216 W. Main St	Amber Rau					Sign - Temporary
10/13/2020	10/21/2020	930 Sibley	Don Shaffer					Fence
10/23/2020	10/23/2020	212 N. Broadway	Suzanne Reinbold					Interior Work
11/10/2020	11/10/2020	280 Roberta Jayne	Marilyn Branham					Garage