

LOWELL PLAN COMMISSION MEETING
MARCH 09TH, 2023

President John Alessia called the meeting to order at 7:00pm. The Pledge of Allegiance was recited, and a moment of silence was held. Recording Secretary Dianna Cade called the roll. Members answering the roll call were Greg White, John Alessia, Shane Lawrence. Manny Fausto, and Jim Konradi. Shane Tucker was absent. Also, present was Rich Oman, Director of Planning and Development, and Town Attorney Nicole Bennett.

APPROVAL OF MINUTES:

Mr. Lawrence made a motion to approve the meeting minutes from February 9th, 2023, seconded by Mr. Frausto and carried with a voice vote of all ayes.

OLD BUSINESS: None

NEW BUSINESS: NONE

PC #23-003 – REZONE - consider an application to request a zone change on part of two parcels from PB (Planned Business) to B2 (Highway Business District) Parent Parcel is 17 acres. The rezone area covers approx. 5 acres. Petition has been filed by DMK Development – Lowell LLC 4927 E Stariha Dr #B, Norton Shores, MI 49441. This is for a property located at approx. directly east of 4500 W 181st on State Road 2. Parcel #45-20-19-376-009.000-008 and 45-20-19-377-001.000-008

Brian Leibrandt stated he is a partner with DMK Development, 4927 E Stariha Dr. #B Norton Shores, MI 49441. Mr. Leibrandt stated they have been working with Tractor Supply for around 20 years and have built stores in 15 states, 70 stores in total. He stated they are excited about the site for the proposed build. He stated he has his civil engineer with him tonight also for any zoning questions.

Mr. Alessia asked Mr. Oman what the difference was in PB vs B2 zoning. Mr. Oman stated the area was originally the Lowell Professional Center. The owners were going to build medical offices and petitioned for a PB zoning. In 2013 Franciscan Physician Network Lowell Health Center was opened and the remaining parcel is vacant land. Mr. Oman using the GIS Map displayed on the monitor indicated the location for the proposed Tractor Supply. Their intended parcel is 5.19 acres. He stated B2 zoning is highway district and the is the most desirable on Commerical Ave., until the downtown area which is TC. Mr. Alessia asked about the area behind the medical center. Mr. Oman stated the Tractor supply would be platted as lot one and the remaining would be lot 2. Mr. Oman discussed the road location and where it will end with on lot 1. Mr. Oman stated this will be a 2 lot sub with it getting split into more lots when potential business desire to develop. Discussion on the road cut off state road 2 and potentially what the finished road would look like once fully developed. Discussion on what part of lot 1 roadway the Tractor Supply would develop. Mr. Oman stated the staff is looking for an egress easement for a potential backage road in the future. Mr. Leibrandt stated it was his understanding that the owner of lot 2 told the town he would sign something to grant that easement depending on how the design ended up.

Attorney Bennett stated it will be more than an agreement, it will have to be recorded document that is binding. Mr. Oman stated he spoke to one of the doctors that owns the lots today and told him this easement is a must from a planning standpoint. The road would be dedicated with the plat. Mr. Oman stated Tractor Supply would be building the road the distance that it is getting dedicated on the plat along with the utilities. Discussion.

Mr. Oman stated there is a 48" storm line from spring run that releases into the pond that will capture this water. Mr. Alessia asked if we had enough taps on the east side sewer. Mr. Oman stated they will have to put in a left station and force it to the southwest corner of Franciscan's building since it is so shallow. Discussion on lot 2 sewer and a possible lot from Lotton's development allowing connectivity.

Attorney Bennett stated in the staff report Mr. Oman put forth a conditional approval. DMK is not the owner and if the sale did not go through and they did not plat it the proposal would be voided. Any rezone motion would have to be contingent on the sale and the platting going through.

President Alessia opened up the public hearing. No remonstrances are heard or seen online. The public hearing was closed.

Mr. White made a motion to send a favorable recommendation to the town council, for the real estate to be rezoned from planned business district (PB) to highway business district (B2), conditioned on land acquisition and plating, seconded by Mr. Konradi and carried with a roll call vote of all eyes.

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

PC #23-004 – PRELIMINARY PLAT - for a business subdivision in accordance with §155.193 Major Subdivision for two parcels within the Town boundaries of Lowell, IN has been filed by DMK Development – Lowell LLC, 4927 Stariha Dr. Suite B, Norton Shores, MI, 49441. This is for property located at approx. directly east of 4500 W 181st on State Road 2. Parcels numbers #45-20-19-376-009.000-008 and 45-20-19-377-001.000-008

Brian Leibrandt stated he is a partner with DMK Development, 4927 E Stariha Dr. #B Norton Shores, MI 49441. He stated they are requesting a preliminary plat approval for lot 1.

Mr. Oman using the GIS map on the monitor indicated the proposed lot lines. He discussed the ROW that is getting extended. He indicated the easement the staff is requesting. He discussed the location of water main, force main and sanitary sewer. Mr. Alessia asked the petitioner when they might start the project. Mr. Leibrandt stated the architecture and civil engineer will finalize the drawings. They will have to submit plans to the state and the town's final plat and site plan. He stated he is anticipating a late summer start.

President Alessia opened the public hearing no remonstrances were heard in person or online. The public hearing was closed.

Mr., Oman stated the LVFD requested that the water main get looped. Discussion on water main.

Sidewalks will be addressed. Discussion on lighting.

Mr. Konradi made a motion to approve the preliminary plat for PC #23-004, seconded by Mr. Lawrence and carried with a roll call vote of all ayes.

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

DISCUSSION: NONE

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

ANNOUNCEMENTS: Next regularly scheduled meeting will be held on April 13th, 2023

ADJOURNMENT

With no further comments or questions, Mr. Konradi made a motion to adjourn the meeting at 7:28pm., seconded by Mr. White and carried by a voice vote of all ayes.



John Alessia, President

Manny Frausto, Secretary