

Village of Lawton
REGULAR PLANNING COMMISSION
BEING HELD BOTH IN-PERSON and REMOTELY
125 S. MAIN, LAWTON MI 49065 269.624.6407
Tuesday, September 1, 2021

The Governor of the State of Michigan has issued an executive order, No. 2020-129, that has authorized remote participation in public meetings. It has been determined by the Village of Lawton that an electronic meeting is necessary to protect public health. Public participation is encouraged and procedures facilitating that participation are outlined in supplemental materials attached. Public participation is encouraged and procedures facilitating that participation are outlined in supplemental materials attached.

TO ACCESS THE MEETING REMOTELY:

BY PHONE: Dial +1 (312) 626-6799 and ENTER Meeting ID# 223 344 0545

BY COMPUTER: <https://us02web.zoom.us/j/2233440545> and ENTER Meeting ID# 223 344 0545

AGENDA

- 1. Call to Order:**
- 2. Roll Call:**
- 3. Approval of Agenda:** Motion to approve the Planning Commission Agenda for September 1, 2020 as presented (or as amended with additions/changes/deletions).
- 4. Approval of Minutes:** Motion to approve the Planning Commission Minutes of May 5th, 2020 as presented (or as amended with additions/changes/deletions)
- 5. Public Comment / Communications:** (related to agenda items only - limit 3 min/person)
- 6. New Business:**
 - a. 'Enliven Lawton' Charrette Update – Downtown Planning for MDOT Reconstruction of M-40**
- 7. Unfinished Business:**
- 8. Public Comment/ Hear from the Audience:** (Limit of 3 min/person for general comments)
- 9. Planning Commissioner Comments:**
- 10. Adjournment:**

ELECTRONIC MEETING RULES FOR PUBLIC

- All public participants entering the meeting will automatically be muted upon entering.
- All public participants should either turn off or leave off their video camera. Only Planning Commission members will be allowed to have their video cameras on. Your video camera will be turned off for you if you do not turn it off yourself.
- Public comment:
 - Public only will be allowed to address the Planning Commission during Public Comments section of the Agenda. Public is allowed three (3) minutes per person to speak.
 - Public must state the name and address slowly and clearly before they start to address the Planning Commission.
 - Public comments will be addressed in the following order:
 1. Those provided in writing by 6 pm on the day of the meeting sent to lmusL@LawtonMI.gov will be read aloud by Chairperson.
 2. Those requesting to speak during meeting, by providing name, address in by 6 pm on the day of the meeting sent lmusL@LawtonMI.gov.
 3. Those using the Video Conference Portion (not calling on a telephone) will be asked to use the “Raise Your Hand” Feature in Zoom. The Chairperson will call on individuals to speak and they will be unmuted at that time.
 4. Participants that are available only by phone, after the Chairperson requests.
- Inappropriate or disruptive participants will not be allowed or tolerated and will be removed from the meeting.
- Due to the electronic nature of this type of meeting the Chairperson, at his discretion, may adjourn the meeting with or without notice for any reason. Every attempt will be made to remain connected to the meeting, however examples of abrupt adjournment may be computer connectivity issues or lack of appropriate participation. 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).

Village of Lawton
REGULAR PLANNING COMMISSION - HELD REMOTELY
125 S. MAIN, LAWTON MI 49065 269.624.6407
TUESDAY, MAY 5, 2020 - 7:00 P.M.

MINUTES

1. **Call to Order:** The meeting was called to order by Chairman Martin at 7:09 pm.
2. **Roll Call:** Present: Dakota Martin, Mandi Lawson, Ren Turner, PJ Chmiel, Mike Dudek, and Connie Knapp Absent: Josh Doster
3. **Approval of Agenda:** Knapp, supported by Chmiel made a motion to approve the Planning Commission Agenda for May 5, 2020 as presented. Motion approved by acclamation.
4. **Approval of Minutes:** Turner, supported by Dudek, made a motion to approve the Planning Commission Minutes of February 4, 2020 & March 2, 2020 as presented. Motion approved by acclamation.
5. **Public Comment / Communications:** None.
6. **New Business:**
 - a. Site Plan Review and Special Use Application being requested by Consumer's Energy for 523 N Main St (PP# 80-45-050-003-10)

Martin, supported by Dudek, made a motion to open a public hearing for a Site Plan Review and Special Use Permit being requested by Consumer's Energy for 523 N Main St (PP# 80-45-050-003-10). Motion approved by acclamation.

Representatives from Consumer's Energy explained the project. The recently combined lots will have all current structures demolished and all trees/brush removed except the large maple in the NW corner near M-40. New gas equipment and lines will be installed and run to a 16' X 12' building. The perimeter of the lot will be surrounded by a 7' black vinyl coated chain link fence (with vinyl slats ei/or row) 1' off the N, E and S property lines, and 5' off the M-40 50' ROW line. A 14' concrete driveway approach will be installed leading from M-40 to the fenced area. The groundcover within the fenced area will be aggregate.

Landscaping possibilities were discussed. Consumers offered to plant arborvitae along the perimeter, however due to the deer population, Planning Commission suggested a series of 3 to 5 small flowering deciduous trees with bushes between each tree along the width of the M-40 side of the property to better conceal the utility. There will be no barbed wire on the fence. Planning Commission asked Consumers to consider installing a 4' sidewalk just E of the 33' ROW line. The Special Use Permit is required for public utility buildings in the R-3 zoning district.

Turner, supported by Dudek, made a motion to close the public hearing at 7:58. Motion approved by acclamation.

Turner, supported by Knapp, made a motion to approve the proposed site plan and grant the special use permit for Consumers Consumer's Energy for 523 N Main St (PP# 80-45-050-003-10), subject to obtaining a variance from the Zoning Board of Appeals for a 7' perimeter fence. Motion was unanimously approved by voice vote.

7. **Unfinished Business:** None.
8. **Public Comment/ Hear from the Audience:** None.
9. **Planning Commissioner Comments:** None.
10. **Adjournment:** Turner, supported by Chmiel, made a motion to adjourn the meeting at 8:00 pm. Motion approved by acclamation.

Enliven Lawton: 2023 Main Street Plan & Beyond

Goal	Tactics	Priority	Owner
<p>VIBRANT Downtown will be the literal and figurative center of the community snowmobiles.</p>	<p>Downtown will be walkable with ample sidewalks, shade trees, places to rest, and interesting storefronts.</p> <p>There will be an increase the number of daily outdoor activities in downtown (Main Street and side streets) including tables and chairs, benches, retail display.</p> <p>Encourage infill (new) development and the rehabilitation of existing structures in a manner that reinforces the village’s traditional character and pedestrian orientation.</p> <p>Carefully control auto-oriented uses.</p> <p>Use on-street parking and shared parking lots to reduce the number of single-use parking spaces that do not serve the downtown district.</p> <p>Make Downtown Lawton a 4-season destination that celebrates the flag on the 4th of July just as much as the first big snowfall for.</p>		

Goal	Tactics	Priority	Owner
<p>BEAUTIFUL Updated storefronts, trees, flowers, and art will contribute to the beauty of our downtown.</p>	Encourage business owner cooperation to help advance the community's vision and facilitate new investment.		
	Parking lots will be screened to soften views of parking lots.		
	Street trees will provide shade for pedestrians and outdoor dining.		
	Continue the DDA's efforts to plant flowers and plants.		
	Implement a façade improvement program.		
	Adopt a blight and building maintenance ordinance that includes monthly monitoring (and fees) of structures.		
	Encourage compatible building facades, storefronts and signs to create a cohesive image for the downtown business district.		
	Update the Zoning Ordinance to more accurately reflect Master Plan recommendations.		
	Develop an art program that encourages the use of murals, street art, unique bike racks and other formats.		
	Add banners and/or flags to light poles to add color and movement to enhance the downtown; include power.		

Goal	Tactics	Priority	Owner
<p>INVITING People of all ages and abilities will be comfortable living, working, shopping, and playing in Lawton.</p>	<p>Greet people we know as well as those we don't. Connect parks and greenspaces with dining and entertainment options to strengthen the quality of life in Lawton. Enhance gateway signage with landscaping. Enhance pedestrian connections between surrounding neighborhoods and downtown. Consider encouraging more residential uses above storefronts and behind businesses to increase the availability of housing. Provide public parking (car and bicycle) that is easy to access and find; add electric charging stations. Similar to a façade improvement program, consider financial assistance to improve building accessibility.</p>		

Goal	Tactics	Priority	Owner
<p>SAFE M-40 is our Main Street and we will tame it.</p>	<p>Main Street is the main artery of our community. Re-balance the street so that it serves all modes and all users more equitably.</p>		
	<p>Narrow Main Street to slow down traffic.</p>		
	<p>Eighty-five percent of the vehicles traveling through downtown Lawton will go 30 miles per hour or less.</p>		
	<p>Shorten the crossing distance for pedestrians by 25%.</p>		
	<p>Maintain zero fatal and serious injury crashes.</p>		
	<p>Reduce the walking distance between marked crosswalks.</p>		
	<p>Outdoor lighting for pedestrians will improve visibility and feelings of safety and security.</p>		
	<p>Focus on crosswalks as a means to join the two sides of Main Street together.</p>		

Lisa Imus

From: Suzanne Schulz <schulzs@progressiveae.com>
Sent: Wednesday, August 19, 2020 1:13 PM
To: Lisa Imus
Subject: Plan timeline

Hi Lisa!

The team regrouped this morning. I wanted to share the timeline that we have set. If you see anything that we have missed, please let me know!

- Mock-up of “road map” this week
 - Front
 - Big T’s crosswalks (A) w/dimensions
 - Median gateway (B) w/dimensions
 - General cross-section with on-street parking (B) w/ dimensions
 - Typical cross-section outside of core (C) w/dimensions
 - Relocate DPW – pavilion/gateway
 - MSU Welch’s tanks – gateway
 - Angle parking
 - Event/program
 - Back
 - Vision, goals, implementation
 - Design principles
 - Building façade (key elements)
 - Tree planting
 - Banners/flags
 - Art opportunities
 - Pots and flowers (scale)
 - Street lighting
- MDOT/Bergmann meeting week of September 7th to review proposed design from charrette, identify any issues
- Drawings and text to graphic illustrator Kylee week of September 7th
- Weeks of Sept 14th/21st refine and review, Lisa reviews, and stakeholder meetings (Big T’s, Welch’s, Council as needed)
- Deliver final plan week of September 28th
- MDOT meeting October 7th
- Village Planning Commission and Council adopts TBD

Do you know what the timeline would be for the Planning Commission and Village Council would be?

Thank you!
Suzanne

Suzanne M. Schulz, AICP
Practice Leader
office 616.988.4809
schulzs@progressiveae.com
progressiveae.com