

Mike Burns

From: Moore, Andrew <[REDACTED]>
Sent: Friday, September 07, 2018 8:26 PM
To: Mike Burns
Cc: Sue Ullery
Subject: Re: Union School Property

Yes, I am thinking we will do that, open up land use a bit more, and allow for modified setbacks and other dimensional standards.

AM

On Fri, Sep 7, 2018 at 4:39 PM -0400, "Mike Burns" <mburns@ci.lowell.mi.us> wrote:

Hi Andy,

I spoke to Todd Schaal and Jerry Zandstra about what the PC will do on Monday night. Any chance we can just get rid of the area requirement for the PUD. For example, if a PUD development could occur on an 1.5 acre parcel, we wouldn't have the issue of acreage limiting the PUD option.

Thanks,
Mike

Michael T. Burns
City Manager
City of Lowell
616-897-8457
mburns@ci.lowell.mi.us

-----Original Message-----

From: Moore, Andrew
Sent: Friday, September 07, 2018 10:28 AM
To: Mike Burns
Cc: Sue Ullery ; Dick Wendt ([REDACTED])
Subject: RE: Union School Property

Sure, the PUD chapter needs some work anyway. I am not opposed to modifying the PUD ordinance to accommodate this project, and I hope my memo to you did not suggest that. I think that chapter was designed for residential PUDs, not urban redevelopment projects, so it will need some work. At a minimum, we'll need to modify section 15.02B, 15.04, 15.05, and maybe some others while we are at it.

How far along do we need to be by November 1? We can always put the commercial district work on hold for the time being and I can prepare an update of the PUD language for the October PC meeting. I might even be able to throw together a quick draft by Monday night if needed, as long as the PC doesn't mind a change of pace. We can check with Bruce in that regard.

If we also hold the PC public hearing in October, it could be recommended to council at that same meeting, and council could adopt a revised PUD chapter at their second October meeting, assuming there are no other changes. That would get it mostly done by Nov 1.

AM

-----Original Message-----

From: Mike Burns [mailto:mburns@ci.lowell.mi.us]
Sent: Friday, September 07, 2018 10:11 AM
To: Moore, Andrew
Cc: Dick Wendt ; Sue Ullery
Subject: Union School Property

Good morning Andy,

I just finished a phone call with Jerry Zandstra and Todd Schall. They have provided a letter regarding one you sent to me on the transitioning of this parcel to a PUD. Currently the Mixed Use Development doesn't allow them to address some things they would like to do as you know from when we met with them in July. They have an option to purchase this property that they need answers on by November 1, 2018 or they have to walk away from the potential development. I do not want this to happen!

The plan they showed us has been reduced. For the time being, the redevelopment of the riverfront property in return for the parcel south of the property is off the table. However, they would like an easement of 7 feet of the vacant city owned park property so they have 12 feet of patio for their proposed condominiums along the western edge of their parcel.

In the attached letter, they show several PUD ordinances (including Fenton's) which allow for a lot of flexibility. Mine and their major question is can we modify the acreage requirements in the ordinance for PUD parcels from a minimum of 5 acres to something lower. Currently, they have 3.11 acres. Also can we modify the PUD ordinance to allow for restaurants?

I also attached an aerial showing what the approximate 7 foot easement would look like. It is a very small piece of land and doesn't affect the developed park area.

If there is anything we can do to try and accommodate the developer's requests for this project? They are eager to redevelop this site in something that is win-win for the community.

Thank you,

Mike

Michael T. Burns
City Manager
City of Lowell
616-897-8457
mburns@ci.lowell.mi.us

-----Original Message-----

From: Todd Schaal
Sent: Tuesday, September 04, 2018 5:56 PM
To: Mike Burns
Cc: Jerry Zandstra
Subject: FW:

Mike,

See attached re. the memo you sent over.

Maybe tomorrow after you had a chance to review we can do a quick conference call?

Respectfully,

Todd A. Schaal - CCIM

[REDACTED]

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