

Schoolcraft Township Planning Commission

Proposed Minutes of the meeting held on Monday, May 1, 2107

A meeting of the Schoolcraft Township Planning Commission was held on Monday, May 1, 2017, at the Schoolcraft Township Hall commencing at 6:00 pm.

MEMBERS PRESENT: David Aubry
Charles Bibart
Len Jaworski
Greg Feldmeier
Dave Reno
Barry Visel

MEMBERS ABSENT: Ron Avis

OTHER ATTENDEES: Supervisor Ulsh
Zoning Administrator Hamilton
Four other citizens

Chairman Visel opened the meeting at 6:00 pm.

APPROVAL OF AGENDA: A motion was made by Dave Reno with support from Len Jaworski to approve the agenda as issued. **Motion carried 6-0**

MINUTES OF PRIOR MEETING: A motion was made by Dave Aubry and supported by Dave Reno to approve the minutes of the March 6, 2107 meeting, without correction. **Motion carried 6-0**

CITIZEN TIME ON NON-AGENDA ITEMS:

Timothy and Heidi Boles we present to inquire about the Township's interest in and ability to allow small lot residents to have chickens on the property. They currently reside in a small R1 district, surrounded by large RR parcels. Chairman Visel advised the Boles that it would require ordinance and possibly zoning changes. Discussion about the advisability of such changes ensued with Supervisor Ulsh offering to bring the general issue up at the next Township Board meeting for discussion.

NEW BUSINESS

a. Site Plan Review-Premier Trailer:

Brian Davis was present to discuss his plans to add a new 36x60 showroom at the Premier Trailer site. Most discussion centered around parking space requirements for this type of commercial business. After much discussion with Mr. Davis about the need for added parking space, it was agreed that the site would add 8 new spaces bringing the total to 22. As other elements of the plan were consistent with Site Plan Approval Conditions (24-4,5,6) a motion to approve the site plan with the addition of 8 new parking spaces and a Parking Variation (to set aside a reserve for contingency future need, 24-8) was made by Dave Aubry with support from Len Jaworski. **Motion carried 6-0**

b. Site Plan Review- Rock Klinger (this item was discussed after item c. below)

No one was present to discuss this proposed site plan. As the rough sketch and plan provided did not adequately describe the current and future site, Zoning Administrator Hamilton will request that Mr. Klinger present a more refined site plan proposal of the addition.

c. Site Plan Review-Car Mart:

Jay Jayanetti was present to discuss his plans to add a new 32x80 warehouse, sales, and showroom at the Car Mart site. Most discussion centered on parking space requirements for this type of commercial business. After much discussion with Mr. Jayanetti about the need for added parking space, it was agreed that the site would add new spaces bringing the total to 25. As other elements of the plan were consistent with Site Plan Approval Conditions (24-4,5,6) a motion to approve the site plan with a total of 25 parking spaces and a Parking Variation (to set aside a reserve for contingency future need, 24-8) was made by Dave Reno with support from Dave Aubry. **Motion carried 6-0**

REPORT FROM THE ZONING BOARD OF APPEALS

Zoning Administrator Hamilton and Secretary Bibart updated the Commission on ZBA approval of a variance request by James Jastifer. Dr. Jastifer requested a variance from the wetland set back requirement of 50 ft. for the proposed room addition and deck extension to his home. As the proposed changes increased the safety of potential evacuation and were sited further from the wetland than his current structures the ZBA approved the variance request.

With no further business, Chairman Visel adjourned the meeting at 7:25 pm.

Respectfully Submitted
Charles Bibart
PV5.1.17