

Schoolcraft Township Planning Commission

Proposed Minutes of the meeting held on Monday, September 14, 2020

A meeting of the Schoolcraft Township Planning Commission was held on Monday, September 14, 2020, at the Schoolcraft Township Hall commencing at 6:00 pm.

MEMBERS PRESENT: David Aubry
Rich Bailey
Charles Bibart (zoom)
Greg Feldmeier
Eric Jasiak (zoom)
Dave Reno (zoom)

MEMBERS ABSENT: Barry Visel

OTHER ATTENDEES: Supervisor Ulsh
Administrator Hamilton
Three residents

Vice Chairman Aubry opened the meeting at 6:00 pm.

APPROVAL OF AGENDA: A motion was made by Greg Feldmeier with support from Eric Jasiak to approve the agenda as issued. **Motion carried 6-0**

MINUTES OF PRIOR MEETING: A motion was made by Greg Feldmeier and supported by Rich Bailey to approve the minutes of the 8/30/20, special meeting, as issued. **Motion carried 6-0**

CITIZEN TIME: No items were discussed.

NEW BUSINESS: Dome Site Plan Review
Josh Baird was present to discuss the planned improvements for the old Sir Home Improvement facility. The plan includes internal renovations for new permitted uses including physical therapy, sports medicine offices, and a fitness center. No new structures are planned, but parking lot renovation and new landscaping would be included, as well as extension of the rear entry drive. Josh mentioned that on-site staff would be 6-8 persons. As the proposed plan met the requirements of ordinance 24.6, a motion to approve the plan was made by Rich Baily with support from Charles Bibart. **Motion carried 6-0**

- a. Possibility of amending the LC Local Commercial District Zone to include mini-storage.

Darren Howard and Derek Schwartz were present to gather feedback from commission members concerning the possible addition of various storage uses to the Local Commercial District Zone as permitted uses. Darren and Derek expressed interest in developing the 4-5-acre site at the corner of VW Ave. and Portage Road, currently utilized as an auto salvage facility.

Included in their planning could be mini-storage buildings, seasonal boat storage, and RV storage.

Comments from commissioners for consideration by Darren and Derek included:

- Elimination of the auto salvage use would improve the area.
- Given that mini-storage use requires Special Use Permit in the US131 Corridor Zone, it is not likely that a permitted use would be acceptable in the LC District.
- Given the mixed residential and commercial nature of the target area detailed in the Master Plan, input from residents of the area would be helpful.

OLD BUSINESS: No items were discussed.

REPORT FROM THE TOWNSHIP BOARD: No items were discussed.

REPORT FROM THE ZONING BOARD OF APPEALS: No items were discussed.

MEMBER'S TIME AND TOWNSHIP ATTORNEY TIME: It was noted by Zoom members that the quality of the audio was greatly degraded when the on-site speaker was farther from the moderator's computer. Many of the comments from on site participants could not be interpreted. A suggestion was made that all speaking participants be logged into the Zoom meeting with their own PC. Or possibly, connect a microphone to the moderator's pc, to be used by anyone on site speaking.

With no further business, a motion to adjourn was made by Dave Reno with support from Charles Bibart to adjourn the meeting at 6:42 pm. **Motion carried 6 -0**

Respectfully Submitted
Charles Bibart
PV9.14.20