

Schoolcraft Township Planning Commission

Minutes of the meeting held on Monday, August 3, 2015

A meeting of the Schoolcraft Township Planning Commission was held on Monday, August 3, 2015, at the Schoolcraft Township Hall commencing at 6:00 pm.

MEMBERS PRESENT:

David Aubry
Ron Avis
Charles Bibart
Len Jaworski
Ken Hovenkamp
Dave Reno
Barry Visel

MEMBERS ABSENT: none

OTHER ATTENDEES:

Attorney Rolfe
Chris Hamilton
Natalie and Joshua Bailey
Fred Bean
Bill Evenboer
3 other attendees

Chairman Visel opened the meeting at 6:00 pm.

APPROVAL OF AGENDA:

A motion was made by Len Jaworski with support from Ron Avis to approve the agenda as issued.

Motion carried 7-0

MINUTES OF PRIOR MEETING:

A motion was made by Dave Aubry and supported by Ken Hovenkamp to approve the minutes of the June 1, 2015, meeting, without correction.

Motion carried 7-0

CITIZEN TIME ON NON-AGENDA ITEMS:

Fred Bean requested that the Commission call a special meeting this week in order to approve the Prairie Edge Estates Phase 3 plan, as he believed that the outstanding County Road Commission approval is expected by August 11 and all other requirements are complete. Attorney Rolfe informed Mr. Bean that the Township Board often defers final review and recommendation in such cases to the Planning Commission, but it was not required by ordinance to do so. Given the time frames involved and previous review of the Phase 3 plan by the Planning Commission, it was the consensus of the Commission that the plan with all requirements completed be presented directly to the Township Board for approval at their August 11 meeting.

NEW BUSINESS

a. Public Hearing: Bailey Special Land Use Application

The Public Hearing to consider a Special Land Use Application by Natalie and Joshua Bailey was opened by Chairman Visel at 6:12 pm. The applicants proposed a single family dwelling on non-productive Ag 1 land (ordinance section 6.3.1.) at the corner of YZ avenue and 16th St. The Bailey's submitted significant documentation in the application and presented an overview of the project, including the requirement that the PA116 designation of the new parcel be removed. The Public Hearing was closed at 6:30 pm. No attendees expressed opposition to the application.

The Commission reviewed each of the applicable ordinance requirements for approval including the general requirements (section 23.3.1-9) and specific requirements (section 23.7.17 A-E).

Regarding the general requirements, the Commission found from the documentation presented that the proposed use of a single family dwelling was compatible with other uses in the district and area and was compatible with the heavily wooded natural environment there. The dwelling and use would not impact public services and was not

detrimental to adjacent property use or to public safety. It was noted that the two remaining parcels could not be split again under this section 6.3.1.

Regarding the specific requirements, the Commission found from the documentation presented that the proposed new lot met or exceeded the area, frontage, width, and density requirements. Further, at least 95% of the new 45 acre lot is a mature wooded area, with thick natural vegetation.

As the plan met all requirements, pending withdrawal from PA116 designation, a motion was made by Len Jaworski with support from Ron Avis to approve the Bailey Special Land Use Application contingent upon withdrawal from PA116 designation.

Motion carried 7-0

Further, the building and site plan information submitted was reviewed and found to be complete, prompting a motion from Ken Hovenkamp with support from Dave Aubry to approve the Site Plan for the Bailey Special land Use.

Motion carried 7-0

OLD BUSINESS

No items discussed.

REPORT FROM THE TOWNSHIP BOARD

Ken Hovenkamp updated the Commission on activities of the Township Board including resolution of “dangerous” buildings in the township, continued attention to the motocross track, and discussion of sewers around Barton Lake.

REPORT FROM THE ZONING BOARD OF APPEALS

Ken Hovenkamp reported on the approval of a variance on a Barton Lake lot which expanded the footprint of a residence a bit.

MEMBER’S TIME AND TOWNSHIP ATTORNEY TIME

No issues were discussed.

With no further business, Chairman Visel adjourned the meeting at 6:47 pm.

A handwritten signature in cursive script that reads "Charles Bibart".

Respectfully Submitted

Charles Bibart

AV8.3.15