

# Schoolcraft Township Planning Commission

Proposed Minutes of the meeting held on Monday, January 4, 2016

A meeting of the Schoolcraft Township Planning Commission was held on Monday, January 4, 2016 at the Schoolcraft Township Hall commencing at 6:00 pm.

MEMBERS PRESENT: David Aubry, Ron Avis, Charles Bibart, Len Jaworski, Ken Hovenkamp, Dave Reno and Barry Visel

OTHER ATTENDEES: Attorney Rolfe  
Supervisor Ulsh  
Zoning Administrator Hamilton  
Brad Sadowski  
7 additional citizens

Chairman Visel opened the meeting at 6:03 pm.

## **APPROVAL OF AGENDA:**

A motion was made by Dave Aubry with support from Ken Hovenkamp to approve the agenda as issued.

**Motion carried 7-0**

## **MINUTES OF PRIOR MEETING:**

A motion was made by Ken Hovenkamp and supported by Dave Aubry to approve the minutes of the November 2, 2015 meeting, without correction. **Motion carried 7-0**

**CITIZEN TIME ON NON-AGENDA ITEMS:** No items were discussed.

## **NEW BUSINESS** Sadowski rezoning application and public hearing:

Chairman Visel opened the noticed public hearing to consider a rezoning application from Brad Sadowski. Mr. Sadowski presented an overview of his application for changing the split R1/RR zoning of a newly created parcel in section 26 to RR. It is Mr. Sadowski's intent to create housing and pasture land for two horses on the new parcel.

Discussion of the Commission centered on two issues, frontage of the new parcel on Barton Lake and the actual location of the area noticed to be rezoned. Zoning Administrator Hamilton pointed out that the road frontage and lake frontage of the new parcel would need to be at least 200 ft. in order to be a conforming lot with RR zoning. The applicant would have to work with the Zoning Administrator to assure that the new parcel conforms.

Regarding the noticed area to be rezoned, Attorney Rolfe pointed out that rezoning the parcel to RR is fully consistent with our Future Land Use Plan which categorizes the area encompassing the new parcel as Rural Preservation.

Doug Parker, neighbor to the new parcel, supported the detailed application submitted by Mr. Sadowski. No written comments were received by the Commission concerning the issue.

Chairman Visel closed the public hearing at 6:40 pm.

As the requested zoning was consistent with the intent of the Future Land Use Plan, a motion to recommend approval of the application to the Township Board was made by Dave Aubry with support from Dave Reno.

Chairman Visel reminded Mr. Sadowski that the motion dealt only with the zoning of the area encompassing the parcel. The lot dimension question would have to be resolved with the Zoning Administrator.

**Motion carried 7-0**

### **REPORT FROM THE TOWNSHIP BOARD**

Ken Hovenkamp updated the Commission on activities of the Township board including, continuing action on the 23<sup>rd</sup> St. motocross track, needed increase in the Barton Lake weed abatement assessment due to the emergence of a new species, and reluctance of many neighbors in the Barton Lake Area to support sewers.

### **REPORT FROM THE ZONING BOARD OF APPEALS**

Ken Hovenkamp and Chris Hamilton updated the Commission on the ZBA disapproval of a variance request for an out building on Sugar Loaf Lake. Deconstruction of the building has begun.

### **MEMBER'S TIME AND TOWNSHIP ATTORNEY TIME**

Chairman Visel received a request for comment on the Park Township draft Master Plan. Charles Bibart volunteered to review the draft plan and recommend a course of action by the Commission at our next meeting.

With no further business, Chairman Visel adjourned the meeting at 7:05 pm.

Respectfully Submitted  
Charles Bibart  
PV1.4.16