

Schoolcraft Township Planning Commission

Minutes of the meeting held on Monday, October 6, 2014.

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

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Charles Bibart

OTHER ATTENDEES:

Supervisor Ulsh

Chairman Visel opened the meeting at 6:00 pm.

APPROVAL OF AGENDA:

A motion was made by Dave Reno with support from Ken Hovenkamp to approve the agenda after postponing the old business item of Revised Generally Accepted Agricultural and Management Practices recently issued by the State.

Motion carried 6-0

MINUTES OF PRIOR MEETING:

A motion was made by Ken Hovenkamp with support from Ron Avis to approve the minutes of the August 4, 2014 meeting, without correction.

Motion carried 6-0

CITIZEN TIME ON NON-AGENDA ITEMS:

Kathleen Hoyle, Director of the Vicksburg DDA presented information on the Vicksburg Tax Increment Funding (TIF) Plan.

TIF plans are based on capturing a percentage of the growth in the tax base.

(See map) The current area is in yellow, some of which is only on one side of the street; the green area is proposed to be added to the TIF plan. New areas included the trail, Historic Village, and the mill property. Only areas included in the plan can be improved with DDA funds.

The Leja Park area TIF assessment is at the 50% rate so the Township can capture 50% also.

DDA tax base	\$3,142,635
+104 new properties . . .	3,727,968
+Leja/16 properties . . .	6,303,858
	<u>\$13,174,461</u>

MHSDA grants will be available to homes within the TIF area.

Use of Money: 2016 set base year as part of a 30 year plan.

Green area (see map) \$33.00 increment capture

Leja BP \$28.00 “ “ (50% to DDA/50% to Township)

Current budget is \$55,00, to be multiplied by leveraging it with matching grants. The DDA is a virtual organization; website only, no brick and mortar spaces.

Funds can be used for painting, awning and window programs, village gateway signage improvement, enhanced parking: signage, clean-up, spacing. Additional uses: a trail system, widening Main Street sidewalks, engineering a one-way street system. A Historic Building zone could be established where owners can earn a 20% tax credit if buildings are refurbished or rehabbed. Almost 70% of the buildings downtown qualify.

Leja Park-south is full. The mill has a brownfield TIF already.

NEW BUSINESS

Public hearing: Plat and Condominium Subdivision Development Ordinance opened at (6:36 pm)

The condominium reference was left out of the revised ordinance discussion.

Public Hearing closed at (6:40 pm)

Moved by Ken Hovenkamp with support from Dave Reno to recommend the Plat and Condominium Subdivision Development Ordinance to the Township Board.

Motion carried 6-0

OLD BUSINESS

Postponed to November

REPORT FROM THE TOWNSHIP BOARD

The Eimo expansion will add two-three plus employees. The Gorham Sports Performance project was approved.

REPORT FROM THE ZONING BOARD OF APPEALS

Nothing was reported.

MEMBERS' TIME AND TOWNSHIP ATTORNEY TIME

Nothing was reported.

With no further business, Chairman Visel adjourned the meeting at 6:45 pm.

Respectfully submitted,

David Aubry

