

Schoolcraft Township Planning Commission

Minutes of the meeting held on Monday, October 4, 2010

A meeting of the Schoolcraft Township Planning Commission was held on Monday, October 4, 2010, at the Schoolcraft Township Hall commencing at 7:00 pm.

MEMBERS PRESENT:

Charles Bibart
Ken Hovenkamp
Len Jaworski
Dave Reno
Jim Shaw
Barry Visel

MEMBERS ABSENT:

Ron Avis

OTHER ATTENDEES:

Attorney Rolfe
Don Ulsh

Chairman Visel opened the meeting at 7:00 pm.

APPROVAL OF AGENDA:

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

Motion carried 6-0

MINUTES OF PRIOR MEETING:

A motion was made by Dave Reno and supported by Jim Shaw to approve the minutes of the September 13 meeting, without correction.

Motion carried 6-0

CITIZEN TIME ON NON-AGENDA ITEMS:

No items were discussed.

NEW BUSINESS

a. Conservation Easements

Rob Richardson addressed the Commission (8:15-8:30 pm) on his recent grant of a conservation easement on his farm. Conservation easements are granted by the State of Michigan as a mechanism to protect farm land from development. Tax benefits accrue to the land owner while the use of the farm land is protected in perpetuity.

OLD BUSINESS

a. Ag Zoning

Discussion continued on a variety of issues concerning the newly proposed Ag zones. In summary, the Commission favored, for Ag-1 and Ag-2 zones,

1. Retaining the parent parcel zoning classification for any development parcels resulting from permitted split offs.
2. Decoupling the placement of any accessory buildings from any principal buildings. All buildings will remain subject to set back limits.
3. Merging the classifications of Accessory Building and Private Garage, provided it does not impose significant problems for other sections of the ordinance (Attorney Rolfe to review and advise).
4. Retaining the current Article XX AG lot, yard, and area requirements for the new Ag-1 and Ag-2 zones, except as specifically proposed to be changed with respect to lot area.
5. Adopting the sliding scale accessory building maximum areas from the current ordinance covering RR zones for the new Ag-1 and Ag-2 zones.

The Commission also continued discussion on the next steps for assuring input from area farmers on the path forward. Consensus was reached on holding an informal discussion with township residents at our December PC meeting. Jim Shaw will coordinate an invitation mailing to all township residents owning parcels of 40 acres or more. A draft

invitation letter will be prepared by Secretary Bibart. Attorney Rolfe will coordinate a published notice to all residents.

REPORT FROM THE TOWNSHIP BOARD

No report was received beyond the Board Minutes provided in the meeting materials.

REPORT FROM THE ZONING BOARD OF APPEALS

No report was received.

MEMBER'S TIME AND TOWNSHIP ATTORNEY TIME

No issues were discussed.

With no further business, Chairman Visel adjourned the meeting at 9:45pm.



Respectfully Submitted
Charles Bibart
AV10.4.10