

Schoolcraft Township Planning Commission

Minutes of the meeting held on Tuesday, July 19, 2011

A meeting of the Schoolcraft Township Planning Commission was held on Tuesday, July 19, 2011, at the Schoolcraft Township Hall commencing at 7:00 pm.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Ron Avis

OTHER ATTENDEES:

Attorney Rolfe
Supervisor Ulsh
(see below, signage public hearing)

Chairman Visel opened the meeting at 7:00 pm, welcoming David Aubry as a new member of the Planning Commission.

APPROVAL OF AGENDA:

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

Motion carried 6-0

MINUTES OF PRIOR MEETING:

A motion was made by Dave Reno and supported by Len Jaworski to approve the proposed minutes (provided at the meeting) of the June 6, 2011 meeting, without correction.

Motion carried 6-0

CITIZEN TIME ON NON-AGENDA ITEMS:

No items were discussed.

NEW BUSINESS

- a. Proposed zoning ordinance change for signage: Public Hearing, PC recommendation to the Township Board.

Chairman Visel opened the Public Hearing at 7:05 to discuss the proposed amendments to Sections 25.2 and 25.11 of the Schoolcraft Township Zoning Ordinance pertaining to signage. The amendments were written to better align ordinance language with actual practices in the township. In addition, Cole-Krum Chevrolet applied for ordinance changes in the C-4 District to allow an increase from 20 to 30 feet in permitted sign height, flexibility in signage placement, and ability to add secondary signage. Joe Gesmundo and Kurt Aardema were present representing Cole-Krum Chevrolet.

PC Member discussion centered on the impact of the proposed changes on the rural character of the Township envisioned in the Land Use Plan. As the proposed changes would impact the 131 corridor most directly and were deemed to be consistent with the intent of the Land Use Plan direction on the 131 corridor, a motion to recommend approval of the proposals to the Township Board was made by Ken Hovenkamp with support from Len Jaworski.

Motion carried 5-1

The Public Hearing was closed at 7:55 pm.

- b. ZBA alternate

Charles Bibart was selected for Township Board consideration as Ken Hovenkamp's alternate as the PC representative on the ZBA.

OLD BUSINESS

a. Rural residential continuing discussion:

The Commission continued its discussion on the ordinance language and zoning map adjustments to achieve better alignment with the Land Use Plan.

Attorney Rolfe's memo of 5/19/2011 addressing ordinance organization and language changes associated with Rural Residential statement of purpose, open space clustering, planned unit development, and waterfront preservation issues was reviewed and discussed. Attorney Rolfe's proposed approaches were generally deemed to be aligned with Planning Commission discussions and considerations.

Adjustments to the Zoning Map, particularly Rural Preservation designations, were discussed and proposed. Chairman Visel will update the draft map with the proposed changes for review at our next meeting.

REPORT FROM THE TOWNSHIP BOARD

Ken Hovenkamp updated the Commission on activities of the Board including benchmarking Township building permit fees and upgrading area lake signage.

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

AV7.19.11

A handwritten signature in cursive script that reads "Charles Bibart". The signature is written in black ink and is positioned to the right of the printed name "Charles Bibart".