

Schoolcraft Township Planning Commission

Minutes of the meeting held on Monday, June 6, 2011

A meeting of the Schoolcraft Township Planning Commission was held on Monday, June 6, 2011, at the Schoolcraft Township Hall commencing at 7:00 pm.

MEMBERS PRESENT:

Charles Bibart
Ken Hovenkamp
Dave Reno
Barry Visel

MEMBERS ABSENT:

Ron Avis
Len Jaworski

OTHER ATTENDEES:

Attorney Rolfe
Supervisor Ulsh
(see site plan review)

Chairman Visel opened the meeting at 7:00 pm.

APPROVAL OF AGENDA:

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

Motion carried 4-0

MINUTES OF PRIOR MEETING:

A motion was made by Ken Hovenkamp and supported by Barry Visel to approve the minutes of the May 2, 2011, meeting, without correction.

Motion carried 4-0

CITIZEN TIME ON NON-AGENDA ITEMS:

No items were discussed.

NEW BUSINESS

a. Site Plan Review: Cole Chevrolet

Joe Gesmundo and Kurt Aardema were present to present the U.S. 131 site plan review for Cole Chevrolet. Joe presented background on the new requirements from GM driving the need to update the sales/service facility.

Significant discussion ensued on plan specifics including landscaping, parking spaces, lighting, 131 access, and signage. As the plan met most major requirements a motion was made by Barry Visel with support from Dave Reno to grant approval for the plan, subject to subsequent Planning Commission review and approval of signage and lighting plans, and final approval of the northerly traffic exit pending input from the applicant regarding MDOT's position on the matter .

Regarding signage, the applicant must meet the current requirements in the ordinance (125 square feet total, placement within the middle third of the property, and height not to exceed 20 feet) or propose alterations to the ordinance requirements.

Regarding lighting plan, the applicant must complete the lighting plan for the site. The Commission expressed its preference for cut-off type lighting to minimize upward light pollution, which was also favored by the applicant.

Motion carried 4-0

OLD BUSINESS

a. Continuing Rural Residential Zoning Discussion

Attorney Rolfe provided a detailed work draft of proposed Zoning Ordinance text amendments associated with implementing the Rural Preservation designation in the

Master Plan. A draft map was also provided. Commission members are to review these documents for detailed discussion at our July meeting.

REPORT FROM THE TOWNSHIP BOARD

Ken Hovenkamp updated the Commission on activities of the Board including possible use of the Township Hall for Boy Scout meetings and action taken on special assessments on Sunset Lake.

REPORT FROM THE ZONING BOARD OF APPEALS

No report was received.

MEMBER'S TIME AND TOWNSHIP ATTORNEY TIME

Note July Meeting Date Change: As several Commission members would be absent for the scheduled July 11, 2011 PC meeting, the date has been changed to **Tuesday, July 19th**, 7:00 pm, at the Township Hall.

With no further business, Chairman Visel adjourned the meeting at 8:40 pm.

Respectfully Submitted

Charles Bibart
AV6.6.11

