

# **Schoolcraft Township Planning Commission**

Minutes of the meeting held on Monday, February 6, 2012

A meeting of the Schoolcraft Township Planning Commission was held on Monday, February 6, 2012, at the Schoolcraft Township Hall commencing at 7:00 pm.

## **MEMBERS PRESENT:**

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

## **MEMBERS ABSENT:**

## **OTHER ATTENDEES:**

Attorney Rolfe  
Supervisor Ulsh

Chairman Visel opened the meeting at 7:00 pm.

## **APPROVAL OF AGENDA:**

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

**Motion carried 7-0**

## **MINUTES OF PRIOR MEETING:**

A motion was made by Dave Aubry and supported by Dave Reno to approve the minutes of the December 5, 2011 meeting, without correction. It was noted that the January 2, 2012 Meeting was cancelled because of several member absences.

**Motion carried 7-0**

**CITIZEN TIME ON NON-AGENDA ITEMS:**

No items were discussed.

**NEW BUSINESS**

a. Lot Configuration Issues

Supervisor Ulsh initiated discussion of unusual lot configuration issues arising from recent proposed parcel splits in the township. Discussion centered around potential impacts of planning and zoning resulting from unusually configured lots. The Commission generally believed that current ordinance requirements for lot dimensions, setbacks, and area are adequate to assure sound zoning and planning at this time.

**OLD BUSINESS**

a. Review of Residential Zoning Text, Mapping Discussions

The Commission reviewed and discussed Attorney Rolfe's December 15, 2011 memo covering proposed changes to the current ordinance covering R-1 through R-6 zoning districts. The discussion included review of proposed ordinance language for Articles IX, X, XI, and XII drafted by Attorney Rolfe. There was general consensus that the proposed drafts would better align the ordinance and Master Plan. Two minor changes were suggested. 1. extending notice of our "waterfront overlay" requirements to the "Statement of Purpose" for each zoning district and 2. Deletion of the word "lakes" from the second sentence of Article X, section 10.1.

b. Review of Commercial and Industrial Zones, Text, and Map

Commission members discussed Attorney Rolfe's December 19, 2011 memo addressing possible considerations for changes to our ordinance covering Commercial and Industrial zones to achieve better alignment with our Master Plan. Commission Members generally favored a reduction in the number of Commercial and Industrial zones. In addition, Members favored considering the 131 corridor a special case which could have zoning classifications which blend commercial with industrial uses. Such an approach would recognize the special nature of development along 131 as well as the diversity of current land uses there. Attorney Rolfe will provide some suggestions for the 131 corridor for discussion at our next meeting.

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

Ken Hovenkamp updated the Commission on activities of the Board including discussions with KCRC, MDOT, and residents concerning the VW Avenue resurfacing project.

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

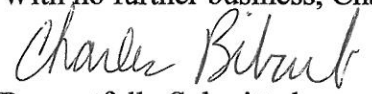
No report was received.

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

Chairman Visel alerted Commission Members about the opportunity to attend an upcoming Pipeline Safety Meeting. Interested members should contact Chairman Visel.

Chairman Visel also reminded the Commission that our March 5, 2012 meeting would include setting dates for 2012 PC Meetings and the election of officers.

With no further business, Chairman Visel adjourned the meeting at 9:00 pm.

A handwritten signature in cursive script that reads "Charles Bibart".

Respectfully Submitted

Charles Bibart

AV2.6.12