

Schoolcraft Township Planning Commission

Draft Minutes of the meeting held on Monday, March 5, 2012

A meeting of the Schoolcraft Township Planning Commission was held on Monday, March 05, 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

Chairman Visel opened the meeting at 7:00 pm.

APPROVAL OF AGENDA:

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

Motion carried 7-0

MINUTES OF PRIOR MEETING:

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

Motion carried 7-0

CITIZEN TIME ON NON-AGENDA ITEMS:

No items were discussed.

NEW BUSINESS

- a. County Drain Commission Review

No review was received.

- b. 2012 PC Meeting Dates

A motion to approve the proposed resolution for setting Planning Commission meeting dates, amended to move the July 2 meeting to July 9, was made by Ron Avis with support from Len Jaworski. The resolution retains the “first Monday of the month” format for all months except July, September, and November, which will be held on the second Monday to avoid conflicts with holidays and elections.

Motion carried 7-0

- c. Election of Officers

A motion to nominate and re-elect the current Planning Commission officers for 2012 was made by Len Jaworski with support from Ron Avis:

Chairman: Barry Visel
Vice Chairman: David Reno
Secretary: Charles Bibart

Motion carried 7-0

OLD BUSINESS

a. Commercial/Industrial zone and map discussion

The Commission discussed Attorney Rolfe's Memo of 2/16/2012 proposing draft text for revamped business zoning districts as discussed at our February meeting. Discussion was separated into Local Commercial Districts (LC) and US131 Corridor Business District.

Members generally favored Attorney Rolfe's proposal for Article XIV, LC Local Commercial District. Derived from the "Neighborhood Commercial" land use classification, it is intended to accommodate small, locally owned businesses throughout the Township, excluding the 131 corridor.

Regarding Attorney Rolfe's proposal for Article XVII, US 131 Corridor Business District, discussion centered around permitted and special land use designations, appropriate size limitations, US 131 access issues, possible adjustments to table XX , and possible minor adjustments to the zoning map.

In summary, the Commission favored the proposed 15,000 square limitation on foot print size for the principle commercial structure as a permitted use. Special Land Uses could allow larger structures in addition to uses which might have a more significant impact on surrounding businesses. In addition the Commission could consider split table XX requirements for permitted use structures vs. special use structures.

The Commission also favored retention of industrial zoning designations outside of the 131 Corridor as currently exists. Attorney Rolfe will propose some considerations for such for review our May meeting.

REPORT FROM THE TOWNSHIP BOARD

Ken Hovenkamp updated the Commission on activities of the Board including the request from South County Community Services to relocate the Schoolcraft Food Pantry to the Township office basement.

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 8:20 pm.

Respectfully Submitted
Charles Bibart
DV