

Schoolcraft Township Planning Commission

Minutes of the meeting held on Monday, April 9, 2012

A meeting of the Schoolcraft Township Planning Commission was held on Monday, April 9, 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
4-5 citizens

Chairman Visel opened the meeting at 7:00 pm.

APPROVAL OF AGENDA:

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

Motion carried 7-0

MINUTES OF PRIOR MEETING:

A motion was made by Len Jaworski and supported by David Aubry to approve the minutes of the March 5, 2012, meeting without correction.

Motion carried 7-0

CITIZEN TIME ON NON-AGENDA ITEMS:

No items were discussed.

NEW BUSINESS

- a. Special Land Use Permit -Schoolcraft Holdings LLC (Bert Hovenkamp)

Chairman Visel opened a public hearing at 7:05 pm to receive comments about the permit application of Bert Hovenkamp to use the 131 and U Ave. (former Mulder's) site for used car sales. As Planning Commission Member Ken Hovenkamp is related to the applicant, Ken excused himself from discussions and actions on this and the following agenda item.

Comments from two citizens in attendance supported the application. Chairman Visel closed the public hearing at 7:17 pm.

Discussion of the Commission centered around any changes that could result from the use change. As no physical changes were proposed, the use change was considered to have minimal impact. As the new use proposed by the applicant was found to meet the criteria, delineated in section 23.3 of the Zoning Ordinance, for Special Land Use Permit approval, a motion to approve the application was made by Dave Reno with support from Len Jaworski.

Motion carried 6-0

- b. Site Plan Review-Schoolcraft Holdings LLC (Bert Hovenkamp)

Bert Hovenkamp presented the site plan for the used car sales site discussed above. There were no substantive changes proposed for the site, used previously by Mulders.

Discussion of the Commission centered around parking and traffic. As the proposed site plan met the applicable requirements, a motion to approve the site plan was made by David Aubry, with support from Ron Avis.

Motion carried 6-0

c. Site Plan Review-H&H Feed (Ryan Hunter)

Ryan Hunter was present to discuss the site plan proposal to expand the office area at the H&H Feed site on W Ave. As the site drawings presented conflicting information about the size of the proposed addition and compliance with setback requirements could not be confirmed from the plans, Ryan was advised to update the plan. The updated plan should show the intended dimensions of the addition as well as confirm that setback requirements are met.

OLD BUSINESS

a. Continued Discussion on Commercial and Industrial Text/Mapping Issues

The Commission discussed the general nature of our Industrial zoning outside of the US131 corridor. It was generally agreed that this zone would be intended to accommodate light, local type of industrial uses. Discussion also addressed the possible need for side yard setbacks which would be greater (50 ft.) when the industrial site abutted a residential area, and would be lesser (25 ft.) for abutting other areas.

Dealing with 131 access issues in the 131 corridor was also discussed. The Commission generally favored using the site plan review process to encourage applicants to use joint drives as feasible and appropriate.

REPORT FROM THE TOWNSHIP BOARD

Ken Hovenkamp updated the Commission on activities of the Board including possible changes to the Township Hall to better accommodate persons with disabilities.

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 8:10 pm.

Respectfully Submitted
Charles Bibart
AV4.9.12

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 typed name.