

Schoolcraft Township Planning Commission

Minutes of the meeting held on Monday, September 12, 2016

A meeting of the Schoolcraft Township Planning Commission was held on Monday, September 12, 2016, at the Schoolcraft Township Hall commencing at 6:00 pm.

MEMBERS PRESENT:

Ron Avis
Charles Bibart
Len Jaworski
Ken Hovenkamp

MEMBERS ABSENT:

David Aubry
Dave Reno
Barry Visel

OTHER ATTENDEES:

Christine Hamilton
Supervisor Ulsh
five residents, see below

Secretary Bibart opened the meeting at 6:00 pm.

APPROVAL OF AGENDA:

A motion was made by Ron Avis with support from Len Jaworski to approve the agenda, noting that Site Plan Review item should be more accurately describe as “Blodget Reception Hall”

Motion carried 4-0

MINUTES OF PRIOR MEETING:

A motion was made by Ron Avis and supported by Len Jaworski to approve the minutes of the July 7, 2106 meeting, with the addition of the closing/signature of the acting secretary.

Motion carried 4-0

CITIZEN TIME ON NON-AGENDA ITEMS:

Mr. and Mrs. J. Bogema were present to inquire about development of their property south and east of Bauer Lane. The property is currently zoned RR. Bogemas are considering the possibility of constructing a facility for assisted care living. Discussion centered on possible options for residential vs. institutional land uses and the potential issues with the access road. Zoning Administrator Hamilton provided them with Ordinance Article 21 addressing clustering. The Bogemas were advised to refine their desired direction and advised that changes to the Zoning and Future Land Use Plan Maps could be required.

Paul Wolgamood inquired about the possibility and path forward of splitting his land to create a parcel adjacent to Shaver Road which he would like to rezone to US-131 Commercial. The property is currently zoned R-4. Mr. Wolgamood was advised that an application to change the zoning on the new parcel would be required. Commission members were uncertain if the change to the Future Land Use Plan Map would also be required. Zoning Administrator Hamilton will contact Attorney Rolfe for guidance.

NEW BUSINESS

a. Site Plan Review: Blodget Reception Hall

Terry and Cynthia Blodget were present to discuss their proposed site plan for establishing a reception hall. The reception hall would be a home based business likened to a club or lodge for ordinance considerations. Commissioners reviewed each of the eight ordinance requirements (2-10, 11) for Home-Based Businesses and found that all would be met by the proposal. Commissioners reviewed all issues on the Site Plan Review Checklist and found all required items addressed. Commissioners reviewed the proposed site plan and found it to be complete and acceptable with the exception of the plan's proposed parking spots dimensions. The ordinance requires 9x20 ft. for each space.

A motion to approve the site plan with updated parking spot dimensions was made by Ken Hovenkamp with support from Len Jaworski.

Motion carried 4-0

OLD BUSINESS

No items were discussed.

REPORT FROM THE TOWNSHIP BOARD

Ken Hovenkamp updated the Commission on activities of the Township Board including repair of the schoolhouse roof at the corner of Portage and V ave., and the establishment of a Gourneck Lake Board.

REPORT FROM THE ZONING BOARD OF APPEALS

No items were discussed.

MEMBER'S TIME AND TOWNSHIP ATTORNEY TIME

Len Jaworski inquired about the parking of campers on the roadside of residences.

With no further business, Secretary Bibart adjourned the meeting at 7:05 pm.

Respectfully Submitted

Charles Bibart

AV9.12.16

