

Schoolcraft Township Planning Commission

Minutes of the meeting held on Monday, June 2, 2014

A meeting of the Schoolcraft Township Planning Commission was held on Monday, June 2, 2014 at the Schoolcraft Township Hall commencing at 6:00 pm.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

None

OTHER ATTENDEES:

Attorney Rolfe
Supervisor Ulsh
Kris VanAndel
Michael Fleetwood

Chairman Visel opened the meeting at 6:00 pm.

APPROVAL OF AGENDA:

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

Motion carried 7-0

MINUTES OF PRIOR MEETING:

A motion was made by Dave Reno and supported by Dave Aubry to approve the minutes of the May 5, 2014 meeting, without correction.

Motion carried 7-0

CITIZEN TIME ON NON-AGENDA ITEMS:

No items were discussed.

NEW BUSINESS

a. Site Plan Review: propane filling station

Kris VanAndel was present to discuss the installation of a propane tank on the property at 16,000 S. US 131. The 45,000 g storage tank would be used to distribute LP to local residences. Commission discussion was centered on Permitted and Special Land Uses in the new US 131 Corridor Business District.

While Commission members generally supported this land use in this zoning district, there is no readily applicable use classification in the US 131 Corridor Business District. It was determined that the best way forward was to update the ordinance text to include propane storage and distribution in this district as a Special Land Use. Contingent upon approval and inclusion of this land use, the applicant will submit a Special Land Use application for consideration. The application will include assurance that required setbacks are met (75 ft. from US 131 and 50 ft. from the southern property line) as well as evidence that Standards for Special Land Use Approval are met. The public hearing requirements will be targeted for our July 7th meeting.

b. Fleetwood land use and zoning change proposal

Michael Fleetwood was present to discuss his desire to rezone his three parcels on E. Y Avenue from RR the Ag. As outlined by Attorney Rolfe, rezoning would require a change of our Plan Map in the Master Plan which requires Planning Commission approval to forward the request to the Township Board for further noticing.

Discussion centered on any possible use changes and the appropriateness of the current RR zoning of the property, as Ag zones permit higher intensity agricultural uses. Mr. Fleetwood indicated the property was originally zoned Ag and his desire to restrict its use to agricultural purposes.

A motion to forward Mr. Fleetwood's Plan Map change for his parcels to the Township Board for further action was made by Ken Hovenkamp with support from Ron Avis.

Motion carried 7-0

OLD BUSINESS

a. Draft Text: Split Zoning

Attorney Rolfe provided draft text of proposed ordinance amendment pertaining to split-zoned property. The ordinance amendment would clarify the determination of applicable use and requirements for parcels which encompass more than one zoning district. The Planning Commission supported the text addition proposed by Attorney Rolfe with a public hearing targeted for our July 7th meeting.

REPORT FROM THE TOWNSHIP BOARD

Ken Hovenkamp updated the Commission on activities of the Board including the enhancement of SCIC communications and continuing discussion of the bird houses in Barton Lake.

REPORT FROM THE ZONING BOARD OF APPEALS

No report received.

MEMBER'S TIME AND TOWNSHIP ATTORNEY TIME

Attorney Rolfe suggested that the Commission begin discussion on the impact of new changes to Right to Farm regulations.

With no further business, Chairman Visel adjourned the meeting at 7:45 pm.

Respectfully Submitted
Charles Bibart
AV6.2.14

Charles Bibart