

# Schoolcraft Township Planning Commission

Minutes of the meeting held on April 5, 2010

A meeting of the Schoolcraft Township Planning Commission was held on Monday, April 5, 2010 at the Schoolcraft Township Hall commencing at 7:00 pm.

## MEMBERS PRESENT:

Ron Avis  
Charles Bibart  
Ken Hovenkamp  
Len Jaworski  
Jim Shaw  
Beverly Snyder  
Barry Visel

## MEMBERS ABSENT:

Guy Golomb  
Dave Reno

## OTHER ATTENDEES:

Attorney Rolfe, several Township residents

Chairman Visel opened the meeting at 7:00 pm.

## **APPROVAL OF AGENDA:**

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

**Motion carried 7-0**

## **MINUTES OF PRIOR MEETING:**

A motion was made by Ken Hovenkamp and supported by Len Jaworski to approve the minutes of the 3.1.10 meeting, with the following correction under the **Citizen Time on Non-agenda Items** : Change April 4, 2010 to April 5, 2010 in the last line.

**Motion carried 7-0**

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

No items were discussed.

## **NEW BUSINESS**

- a. Zoning change request, Mill of South County, LLC and Public Hearing

Mr. David Taylor was present to represent the Mill of South County, LLC . The Public Hearing was opened at 7:07pm and, after some clarification about the extent of the property included in the rezoning request, was closed at 7:15pm. No oral or written public comments were received on this matter, other than a brief comment by Mr. Taylor. As the requested zoning change from I1 to RR is consistent with the Township's new Master Plan, Len Jaworski motioned, supported by Ron Avis, to recommend that the Township Board approve the requested change.

**Motion carried 7-0**

- b. Site Plan Review: 12654 U.S.131 (McCormick)

Mr. Michael McCormick was present to discuss the proposed site plan for this multi-use property. After some discussion and clarification of the parking requirements, the plan was deemed to meet the requirements for approval. A motion to approve the site plan was made by Ken Hovenkamp with support from Ron Avis.

**Motion carried 7-0**

A general discussion about the nature and completeness of Site Plan Review Application documents prepared for the Planning Commission followed. Several

Planning Commission members felt that too many Site Plan Review Applications lacked the accuracy, clarity, and completeness to adequately determine if the plan fulfills basic requirements. The Planning Commission recommends that the Township Board consider reviewing alternatives to achieve better document preparation.

## **OLD BUSINESS**

### a. Ag Zoning...continued discussion

Discussion continued on Ag Zoning concepts. It was generally agreed that the concepts discussed over the last several meetings met the intent of the Master Plan, while permitting some development in non productive areas and parcels adjacent to higher density residential areas. Attorney Rolfe will update the draft for review at our next meeting.

## **REPORT FROM THE TOWNSHIP BOARD**

Ken Hovenkamp updated the Commission on a variety of topics from the Township Board Meeting, including: budget, insurance, and litigation issues.

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

No report was received.

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

Chairman Visel alerted the Commission to the Prairie Ronde Township Public Hearing on their proposed update of their Master Plan. The meeting will be held on April 20, 2010 at the Prairie Ronde Township Hall starting at 7:00 pm.

With no further business, Chairman Visel adjourned the meeting at 8:47 pm.

*Charles Bibart*

Respectfully Submitted

Charles Bibart

FAV4.5.10