

Schoolcraft Township Planning Commission

Minutes of the meeting held on Monday, March 2, 2015.

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

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Charles Bibart

OTHER ATTENDEES:

Attorney Rolfe
Supervisor Ulsh
Ken Schippers, Village of Vicksburg
Gary Hahn, Wightman & Associates, Inc
Bill Evenboer
Fred Bean

Chairman Visel opened the meeting at 6:00 pm.

APPROVAL OF AGENDA:

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

Motion carried 6-0

MINUTES OF PRIOR MEETING:

A motion was made by David Aubry with support from Dave Reno to approve the minutes of the February 2, 2015 meeting, without correction.

Motion carried 6-0

CITIZEN TIME ON NON-AGENDA ITEMS

None

NEW BUSINESS

A. Village of Vicksburg:

Ken Schippers, village manager of the Village of Vicksburg addressed the Commission on the 82.43 acres of the former Fox River Paper Mill property, some of which resides within the Township. The Village would like to

develop the property as a business park and would like the Planning Commission to recommend the Township Board to take action to support that plan.

Chairman Visel advised that the situation would amending the current Land Use Plan and Zoning Ordinance. Current owner, Greenstone Farm Credit Services, would need to apply for said change before the Commission could make the recommendation.

B. Prairie Edge Estates Site Plan:

Gary Hahn, Wightman & Associates. Inc addressed the Commission seeking step 1 and 2 plan approval for phase 3 of Prairie Edge Estates. Phase 3 was to be developed to match the rural characteristics of phases 1 and 2 with no street lights, bike paths or sidewalks.

Attorney Rolfe informed the Commission on the issue of lot frontage. Phases 1 and 2 were approved and constructed under an older ordinance that permitted site frontage of 100 foot. Phase 3 was proposed at the same time. In 2014 the ordinance was updated so that property with the same zoning classification required 125 foot of frontage.

Several possible solutions were discussed.

It was noted that all other plan requirements had been met.

A motion was made by Len Jaworski with support from Ron Avis to recommend the Township Board grant preliminary development plan step 1 and 2 approvals for phase 3 of Prairie Edge Estates, as submitted, including the lot frontages by one of the following measures:

- I) developer to apply for an extension to complete phase 3.
- II) institute rezoning
 1. use a footnote regarding the 100 foot frontage applied to completing phase 3
 2. rezone the property to the R2 classification

Motion carried 6-0

C. Moved by Ken Hovenkamp and supported by Ron Avis to adopt the resolution to set meeting dates as the first Monday of the month with the exception of September, the second Monday. Meeting times to remain at 6:00 PM.

Motion carried 6-0

D. Moved by Ken Hovenkamp and supported by David Reno to elect the following slate of officers for 2015-2016: Barry Visel, chairman; David Aubry, vice chair; Charles Bibart, secretary.

Motion carried 6-0

OLD BUSINESS

GAAMPS Farm Market:

Proposed zoning ordinance amendments to Section 2.2, Section 6.2, Section 7.2 and Article 4 are ready for a public hearing at a date to be determined.

REPORT FROM THE TOWNSHIP BOARD

Trustee Hovenkamp reported that the Township Board held and completed the budget meeting.

Two members of the public addressed the Board at the February meeting on the Moto-cross track on 23rd Street, one was the owner of the property, the other was a neighbor.

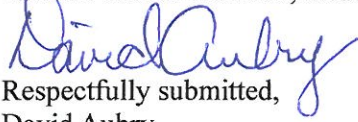
REPORT FROM THE ZONING BOARD OF APPEALS

Nothing was reported.

MEMBERS' TIME AND TOWNSHIP ATTORNEY TIME

Nothing was reported.

With no further business, Chairman Visel adjourned the meeting at 7:11 pm.



Respectfully submitted,
David Aubry

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