

**VILLAGE OF SCHOOLCRAFT
PLANNING COMMISSION
OCTOBER 10, 2016**

The Regular Meeting of the Planning Commission held at 442 N. Grand Street, Schoolcraft, Michigan, was called to order by Chairperson Tim Brown at 7:00 p.m.

ROLL CALL:

Present: Chairperson Brown, Commissioners Schmitt, Gunnett, Hendriksma, Rozeboom and Pfof.

Absent: None.

Also Present: Bert Gale, Travis Munn, Jamie Clark, and Larry Piper.

APPROVAL OF AGENDA:

Schmitt, seconded by Pfof, to approve the agenda as presented. All aye.

APPROVAL OF MINUTES:

Motion by Schmitt, seconded by Hendriksma, to approve the minutes of the Regular Meeting of September 12, 2016, with minor typographical changes. All aye.

Motion by Pfof, seconded by Rozeboom, to approve the minutes of the Special Meeting of September 27, 2016, with minor typographical changes. All aye.

PUBLIC HEARINGS:

None.

UPDATE ON VILLAGE ACTIVITIES:

None.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

- a) Mr. Travis Munn of Hurley and Associates appeared before the Planning Commission to request approval for a warehouse located at 555 E. Eliza Street.

Discussion took place on the following items:

Landscaping:

Mr. Travis Munn stated that the applicant may wish to berm the front portion of the property facing Eliza Street.

By general consensus, the Planning Commission agreed that landscaping in front of the building was not required however, they are not opposed to the berm, and determined that the applicant will make the final determination at a later date.

Lighting:

Mr. Bert Gale of Associates Government Services had the following comments:

- He stated that the lighting plan was adequate but noted that the parking areas were not lighted and that the lights would be mounted on the building.
- He suggested that they be mounted on brackets to allow the lights to be turned outward towards the parking area.
- He stated that lighting in the parking lot is used for security reasons.

Commissioner Rozeboom had the following comment:

- He suggested that the applicant provide sufficient lighting for safety purposes.

Mr. Larry Piper representing Clark Logic had the following comments regarding lighting:

- He stated that motion sensors will be placed along the Eliza Street frontage.
- He stated that lighting will be provided on the west side of the building abutting the railroad tracks and all along the south side of the building for security purposes.
- He stated that the lights on the east side of the building can be adjusted to cast out into the parking area.

Parking:

Commissioner Brown had the following comment regarding parking:

- He expressed his concern that the parking areas did not delineate how many parking spots there where, and where they would be.
- Zoning Administrator Bert Gale stated that a detailed parking plan be submitted to him for review and approval, including ADA parking.

Gravel Parking Lots:

Commissioner Brown had the following comments:

- He stated that the Village does not allow gravel parking lots per Village Ordinance.
- He stated that he was concerned about 25 or 30 cars parking on the graveled area in an unorganized manner.

Commissioner Rozeboom had the following comment:

- He stated that as the building develops, additional parking will be required, and that the parking area will need to be paved.

Commissioner Hendriksma had the following comments:

- She asked if the final plan to be presented with the final PUD agreement will detail all future parking areas.

Zoning Administrator Bert Gale had the following comments:

- He stated that the parking issue will be an evolving process depending on the future uses of the building, and that at this point, it is difficult to know what the future needs of parking will be.
- He stated that the Planning Commission should stipulate that there be no parking on graveled areas.

Mr. Jaime Clark had the following comments:

- He stated that Clark Logic provides concrete parking in all areas.
- He stated that they would be willing to put signage up indicating no parking on grass or gravel.

Village Planner Chris Khorey had the following comment:

- He stated that the PUD and accompanying site plan will show all aspects of what is in the agreed upon in the PUD agreement.

Signage:

Zoning Administrator Bert Gale had the following comment:

- He stated that the Planning Commission should approve the location of the proposed sign, and that the Zoning Administrator would be responsible for approving the actual sign.

Payment in lieu of sidewalks:

Commissioner Pfost had the following comment:

- Sidewalks were not shown on Lee Street.

Commissioner Gunnett had the following comment:

- There are three options for sidewalks to be determined by the Village Council:
 - ✓ Payment in lieu.
 - ✓ Installation of sidewalks.
 - ✓ Sidewalks may be placed elsewhere.

Motion by Gunnett, seconded by Rozeboom, to approve the site plan as submitted with the following conditions:

- 1) Parking is allowed in approved and paved areas.
- 2) Signage needs to be approved by AGS.
- 3) The Village Council will determine how to handle the sidewalks on Lee Street and notify applicant. All aye.

- b) Representatives from Clark Logic appeared before the Planning Commission to discuss the proposed Planned Unit Development (PUD) proposal for their property located at 555 E. Eliza Street.

Discussion took place as follows:

Village Planner Chris Khorey had the following comments:

- He stated the Planning Commission needs to determine what a truck terminal is, then define it.
- He stated that there are two big issues that need to be discussed as follows: Retail Sales, Truck Terminals.
- He stated that trucks should be defined by use rather than numbers, but added that numbers of trucks per day should be identified by the applicant.
- He stated that the Village will not count the number of trucks coming in and out of the facility every day but would enforce if there were blatant overuse of trucks.

Jaime Clark, owner of Clark Logistics had the comments:

- He stated that a large portion of his business is warehousing, and that it would be difficult to project what commodities might be stored in the warehouse; and that different companies store different things in his warehouse.
- He stated that he would anticipate 6-10 trucks coming in and out of the facility per day.
- He stated that trucks pull in and pick up and drop off throughout the day (approximately 8:00 a.m. through 5:00 p.m., and there will be no overnight parking.
- He stated that there will be no wash stations, or repairs done at the site.
- He stated that most trailers will not sit for long, and that his customers dictate what will be stored in the building but added that no toxic materials would be stored.
- He stated that the needs the ability to run their business, and that they will not park trailers in the front or side yards.
- He stated that the bump outs on the east side of the building will screen the majority of parked trailers.

Commissioner Comments:

- Commissioner Brown had the following comments:
- He stated that the Planning Commission is in general agreement with the number and amount of truck traffic.
- He stated that he is concerned about the truck traffic due to the residential homes located across the street.

Commissioner Hendriksma had the following comment:

- She stated that Clark Logistics has made a sizeable investment in the community, and that trucks are already allowed in the I-2 District.

Commissioner Pfof had the following comments:

- She stated that the entire area would be defined as a PUD.
- She stated that a large number of commodities will be stored at the facility, and wondered if they would be stored inside the building or in the truck.

Jamie Clark stated that commodities would be stored in both areas.

Commissioner Rozeboom had the following comment:

- He questioned the concern about storage of trailers and said that many times Trailers are stored for days on end.

Commissioner Gunnett had the following comment:

- He stated that trucks should be parked only on concrete surfaces.
- He stated that he would like to see not more than 10 sitting trailers per day.

Village Planner Chris Khorey discussed the retail portion of the proposed PUD as follows:

- PUD agreement should allow retail sales of art, and no other type of retail sales allowed.
- Any new uses not included in the PUD will require an amended PUD.

By general consensus, the Planning Commission agreed with the suggestions of Chris Khorey, and a revised PUD Agreement will be presented at a public hearing.

Motion by Pfof, seconded by Gunnett, to set a Public Hearing for the purpose of hearing comments related to the proposed Planned Unit Development for Thursday, November 3, 2006, at 7:00 p.m. All aye.

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The meeting was adjourned at 9:20 p.m.

Cheri M. Lutz, Recording Secretary

Tim Brown, Planning Commission Chairperson