

**VILLAGE OF SCHOOLCRAFT
PLANNING COMMISSION
REGULAR MEETING
AUGUST 14, 2017**

The Regular Meeting of the Planning Commission held at 442 N. Grand Street, Schoolcraft, Michigan, was called to order by Chairperson Tim Brown at 7:04 p.m.

ROLL CALL:

Present: Chairperson Brown, Commissioners Gunnett ,
Schmitt, Hendriksma, Doorn and Pfof.
Absent: Rozeboom.
Also Present: Art Bates.

APPROVAL OF AGENDA:

Motion by Gunnett, seconded by Pfof, to approve the agenda with the addition of item c) Comments on Vision/Mission Plan. All aye.

APPROVAL OF MINUTES:

Motion by Schmitt, seconded by Doorn, to approve the minutes of the Regular Meeting of June 12, 2017, with minor typographical changes. All aye.

PUBLIC HEARINGS:

None.

UPDATE ON VILLAGE ACTIVITIES:

Minutes of the Village Council Meetings June 5, 2017 through July 3, 2017, were reviewed for file.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

- a) Mr. Art Bates representing Chemlink, Inc. appeared before the Planning Commission to present an amended site plan including the addition of a loading dock on the west side along with the addition of concrete steps and handrail.

Mr. Bates had the following comments:

- He stated that the additional loading dock will accommodate more trucks by keeping them off Angell Drive.
- He stated that Chemlink plans to extend to the east, and that demolition of some of their existing building will be required.
- He stated that Chemlink does not want to make the driveway to the east permanent because they plan to expand in the near future, and do not want to

bear the expense of a permanent drive only to tear it out when they do the addition to their building.

Commissioner Brown had the following comments:

- He stated that the parking spots depicted on the plan are not accurate.
- He stated that the Village Engineer recommended removal of the middle driveway, and that he does not think that is necessary.
- He stated that he wants the Planning Commission to accommodate the request of Chemlink for a temporary driveway in collaboration with the amended site plan.

Commissioner Gunnett stated that the Village is currently working with Chemlink to modify Angell Drive, and that there will be a number of changes being made to the turning radius, width of street, and edge of road.

It was acknowledged that the improvements to Angell Street had no bearing on the site plan being presented by Mr. Bates.

Motion by Schmitt, seconded by Gunnett, to approve the amended site plan with the addition of a loading dock, concrete steps, and handrail on the west side of the building, and to approve a temporary drive to be located on the east side of their building with a permanent driveway to be in place by August 14, 2018. All aye.

- b) Discussion took place regarding the Village of Schoolcraft's Vision/Mission Plan with comments as follows:

Commissioner Brown had the following comments:

- He stated that he is very concerned about changing Cass Street to a commercial district when the entire length of Grand Street has been zoned for commercial development.
- He stated that investors will buy up old houses and convert them to businesses which will have a negative impact on surrounding areas.
- He stated that Cass Street should not be in the Vision/Mission Plan.

Commissioner Hendriksma had the following comments:

- She stated that the Village needs sanitary sewer before anything can be developed.
- She stated that she is concerned with the Grand Street redevelopment plan because she does not want to see the left turn lane eliminated at Eliza Street.

- She stated that she is not opposed to commercial development on Cass Street, and that development will lead to the proposed trails that will be developed.

Commissioner Doorn had the following comments:

- She stated that she is not opposed to the idea of development along Cass Street.
- She stated that many of the houses on Cass Street are rental houses.
- She stated that the Planning Commission needs to be open to trying different options to allow for future development.

Commissioner Schmitt had the following comments:

- He stated that the plan has ideas and concepts, and is fluid.
- He stated that there is no such thing as a bad idea.
- He stated that if new development occurs as a result of the plan, it will be thoroughly vetted.

Commissioner Gunnett had the following comments:

- He stated that the plan consists of ideas and the plan is not set in stone.
- He stated that people are interested in redevelopment of the lower elementary school, and that zoning changes will happen as a result of that.
- He stated that the Planning Commission and Village Council need to listen to what the people want and think.

ADJOURNMENT:

The meeting was adjourned at 8:20 p.m.



Cheri M. Lutz, Recording Secretary



Tim Brown, Planning Commission Chairperson