

**VILLAGE OF SCHOOLCRAFT
PLANNING COMMISSION
JUNE 8, 2015**

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, Rozeboom, Pfof, Willis and Spears.
Absent: None.
Also Present: Village Manager Cheri Lutz.

APPROVAL OF AGENDA:

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

APPROVAL OF MINUTES:

Motion by Schmitt, seconded by Pfof, to approve the minutes of the June 8, 2015, meeting as presented. All aye.

PUBLIC HEARINGS:

None.

UPDATE ON VILLAGE ACTIVITIES:

- a) Minutes of Village Council Meetings of March 16, 2015, thru May 18, 2015, were reviewed for file.
- b) Minutes of the DDA meeting of March 5, 2015, were reviewed for file.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

- a) Mr. Bret Willis of 219 W. Cass Street appeared before the Planning Commission to request a recommendation for a variance to the ZBA to allow the construction of a 717.5 square foot detached accessory building.

Mr. Willis had the following comments:

- He stated that he is requesting an additional detached garage due to the fact that he cannot build over his septic, the configuration of his yard, and other factors.
- He stated the attachment of a garage house would cause him to lose the distinguishing factors of his home.
- He stated that the immediate neighbors are in favor of his plan.

VILLAGE OF SCHOOLCRAFT
PLANNING COMMISSION
JUNE 8, 2015
PAGE 2—

Commissioner Gunnett had the following comments:

- He stated that he is in favor of the variance request due to the unique configuration of the parcel, and the placement of the existing septic.
- He stated that Mr. Willis did not create any of the obstacles, and therefore, the Planning Commission should recommend a variance to the Zoning Board of Appeals.

Commissioners Brown and Rozeboom had the following comments:

- He stated the ordinance is very clear about the number of detached structures per household.
- He stated that Mr. Willis could meet the ordinance requirements by removing the existing 432 square foot accessory building.

Motion by Gunnett, seconded by Spears, to recommend approval of the variance request to the Zoning Board of Appeals.

Ayes: Gunnett, Spears
Abstain: Schmitt.
Nays: Pfof, Rozeboom, Brown.

Motion by Pfof, seconded by Rozeboom, to recommend that the Zoning Board of Appeals deny the request of Mr. Willis for a 717.5 square foot detached garage.

Ayes: Pfof, Rozeboom, Brown.
Abstain: Schmitt.
Nays: Gunnett, Spears.

CITIZEN'S BEFORE THE COMMISSION:

None.

ADJOURNMENT:

The meeting was adjourned at 7:55 p.m.

Cheri M. Lutz, Recording Secretary



Tim Brown, Chairperson