

VILLAGE OF SCHOOLCRAFT
PLANNING COMMISSION
MAY 10, 2021

The Regular Meeting of the Planning Commission was called to order by Chairperson Pfost at 7:01 p.m.

ROLL CALL:

Present: Chairperson Pfost, gunnett, Rozeboom, Doorn, Smith and Bingaman.

Absent: Brohl.

Also Present: Village Manager Cheri Lutz, Bert Gale, Kirk Bergland, Jamie Clark, Terry Bodgett, Chelsea Meyer, Larry Piper and David Casterline.

APPROVAL OF AGENDA:

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

APPROVAL OF MINUTES:

- a) Motion by Gunnett, seconded by Rozeboom, to approve the minutes of the Regular Meeting of April 12, 2021, as presented. All aye.
- b) Meeting minutes of the Village Council January 4 through April 19, 2021, were acknowledged for file.

PUBLIC HEARINGS:

Chairperson Mae Pfost opened the Public Hearing at 7:07 p.m. to hear the request of Mr. Terry Blodgett to allow approval for a Special Use Permit to allow an out-patient counseling business in the B-1 Local Business District.

No Public Comments were heard.

The Public Hearing was closed at 7:11 p.m. The Planning Commission re-convened into regular session at 7:12 p.m.

Motion by Gunnett, seconded by Doorn, to approve the Special Use Permit as requested by Mr. Terry Blodgett. All aye.

CITIZEN'S ON NON-AGENDA ITEMS:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

- a) Mr. Terry Blodgett appeared before the Planning Commission to request site plan approval for 423 N. Grand Street.

Discussion took place regarding the need for a photometric diagram. Since there is no requirement in the current zoning ordinance, the discussion was discontinued.

Motion by Gunnett, seconded by Rozeboom, to approve the site plan for Mr. Terry Blodgett contingent on lighting approval, and upon Council approval for the Special Use Permit. All aye.

- b) Mr. Larry Piper of Clark Logic appeared before the Planning Commission to discuss the Planned Unit Development (PUD) proposal as follows:

300 E. Cass Street

Proposed uses for this building include space for "At Risk Students", and those students will be placed at 300 E. Cass Street. Schoolcraft students will be attending as well as "School of Choice" students.

By general consensus, the Planning Commission agreed to the proposed uses.

Motion by Gunnett, seconded by Smith, to change the wording in the proposed agreement to "current zoning", and to forward the agreement on the Attorney Soltis for review and edits. All aye.

321 Duncan Street

The proposed use for this building will be for a 24/7 health center. The reason for the PUD request is that the current zoning of I-1 does not allow for a gymnasium.

It was noted by Commissioner Rozeboom, that the proposed PUD Agreement was for the I-2 District. The building located at 321 Duncan Street is in the I-1 District.

Mr. Larry Piper representing Clark Logic stated that the intent was for I-1, not I-2 Zoning District, and that Clark Logic was not requesting a zoning change to I-2.

Bert Gale of Associated Government Services listed out loud the performance standards in the I-1 District.

Mr. David Casterline of Clark Logic stated that the health center would be open 24/7 however, they do not expect intense uses during late night hours.

Discussion took place regarding restriction of I-1 uses as they pertain to the district.

Mr. Larry Piper stated that Clark Logic does not intend to restrict other uses that are currently allowed in the I-1 District stating that other uses may come at a later time.

Motion by Rozeboom, seconded by Gunnett, to change the working in the proposed agreement from I-2 to I-1, and to forward the agreement to Attorney Soltis for review and edits. All aye.

- c) Village of Schoolcraft Zoning Administrator discussed issues related to the site plan review check list as follows:
- He stated that in some instances, conditions that are not met are due to the fact that the building is an existing building.
 - He stated that there are instances when an applicant cannot meet all checklist items.
 - He stated that the existing site plan checklist is good, and Chairperson Pfof agreed with him.
 - He stated the Planning Commission does not have the authority to waive any zoning ordinance requirements, and suggested that the ordinance be written to allow a wavier to be based on the Zoning Administrators opinion.
- d) Village Planner Julie Johnson appeared before the Planning Commission to discuss pending Zoning Ordinance changes as follows:
- Parking-Article IV General Regulations
Minor changes were made, and will be presented for review at a future meeting.
 - Keeping of Chickens
Discussion took place regarding the keeping of chickens including construction materials, odors, cleanliness, etc.

By general consensus, the proposed ordinance was tabled to a future meeting.

- Ordinances that have not been reviewed by the Planning Commission are the Mural Ordinance, Non-Conformities Ordinance, and the Accessory Building Ordinance.

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ADJOURNMENT:

Motion by Smith, seconded by Bingaman, to adjourn the meeting at 10:00 p.m. All aye.

Mae Pfost, Planning Commission Chairperson



Cheri M. Lutz, Recording Secretary