

VILLAGE OF SCHOOLCRAFT
Planning Commission
November 14, 2022

The Regular Meeting of the Planning Commission held at 442 N. Grand Street, Schoolcraft, Michigan was called to order by Vice Chairperson Keith Gunnett at 7:01 p.m.

ROLL CALL:

Present: Chairperson Rozeboom, Commissioners Smith, Gunnett, Doorn and Rochholz.

Absent: None.

Also Present: Village Manager Cheri Lutz and Village Clerk Theresa O'Leary, Mike Presta, Bert Gale, Alex Frazier, Jamie Clark, Mike Jaeger and James Ware.

APPROVAL OF AGENDA:

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

APPROVAL OF MINUTES:

Motion by Rochholz, seconded by Gunnett to approve the minutes as presented. All aye.
All aye.

CITIZEN'S ON NON-AGENDA ITEMS:

None.

PUBLIC HEARINGS:

None.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

- a) The Site Plan for Clark Logic at 200 Lee St. was discussed.

Jamie Clark from Clark Logic made the following statements:

- He stated the building is 126,000 square feet.
- He stated the building is going to be made out of steel.
- He stated the building will be used to store items used by several businesses in the surrounding area. Nothing flammable will be stored.
- He stated trucks will use 14th Street to exit Village of Schoolcraft to make deliveries.
- He stated there will be 6-12 employees working in the warehouse.
- He expressed his disappointment that concerns from the Fire Chief were not expressed sooner than this morning.

Alex Frazier from Hurley & Stewart Engineers made the following statements:

- He stated he is aware of the concern from the Fire Authority about the 25 feet space on the west side of the building.
- He stated the building could be built closer to the existing building on the north side and the property on the west side could be expanded to approximately 35 feet.
- He stated the building cannot be moved east as there is an easement.

James Ware from Ware Construction made the following statements:

- He stated the building is fully sprinkled.
- He stated the building cannot be altered as the steel used is precut, and some of it has been delivered.
- He stated the lighting plans have not been developed, but will develop a plan that meets the Village of Schoolcraft's requirements.

Bert Gale from Associated Government Services made the following statements:

- He stated to obtain the building permit, Clark Logic must submit a list of specific items being stored in the warehouse.
- He stated a condition of approval of the site plan could include the dumpster area must be kept neat at all times.
- He stated the 14 parking spaces on the north side of the building slightly cross the property line.
- He stated front yard loading is prohibited. The Planning Commission can determine if front yard loading will be allowed in this case.
- He stated that any approvals are to be conditioned on the granting of a rear setback variance from the ZBA.
- He stated he is concerned about the space for fire trucks to turn around on Lee Street.
- He stated on the site plan, parking spaces are 10 feet wide. The ordinance says parking spaces can be 9 feet wide. If they want to change the size to 9 feet, it will allow for more spaces.
- He stated that based on the site plan, this building must only be used as a warehouse
- He stated the Zoning Board of Appeals scheduled for November 16, 2022 should be cancelled as the site plan, as is, cannot be approved, pointing out the 25 feet of space on the west side must be larger to allow room for fire trucks to operate.

At the request Alex Frasier, a special meeting of the Planning Commission will be held to review the revised site plan.

Village Manager Cheri Lutz will arrange a meeting for Tuesday, November 22 or Wednesday, November 23 to discuss the concerns of the Fire Chief. Invited to this meeting will be Jamie Clark, Alex Frazier, Bert Gale, Mike Presta, Cheri Lutz, and Fire Chief Tracy McMillan.

After this meeting and after changes are made to site plan, a special meeting of the Planning Commission will be held to review the modified site plan for Clark Logic.

Motion by Gunnett, seconded by Smith to table review of the Site Plan by Clark Logic until revisions can be made. All aye.

b) The Planning Commission meeting schedule for the year 2023 was presented.

Motion by Rochholz, seconded by Gunnett to accept the 2023 Planning Commission meeting schedule as presented. All aye.

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COMMENTS ON NON-AGENDA ITEMS:

None.

Communications:

None.

ADJOURNMENT

The meeting was adjourned at 8:01 p.m.

Josh Rozeboom
Planning Commission Chairperson

Theresa O'Leary, Village Clerk