

VILLAGE OF SCHOOLCRAFT
Regular Meeting
Planning Commission
April 14, 2025

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

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

Absent: None.

Also Present: Village Manager, Cheri Lutz, Village Clerk Theresa O'Leary, Joe Beck, Jennifer Doorn, Kathy Mastenbrook, Kirk Bergland, Chelsea Furney and Julie Johnston.

APPROVAL OF AGENDA:

Motion by Rochholz, seconded by Rafferty, to approve the agenda as presented. All aye.

APPROVAL OF MINUTES:

March 10, 2025 Planning Commission Meeting – Motion by Rafferty, seconded by Gunnett to approve the minutes as presented. All aye.

March 3, 2025 Council Meeting minutes were acknowledged for file.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

DDA Renewal and DDA/Planning Commission Merge.

The Planning Commission invited Ms. Julie Johnston to the meeting to assist them by providing information and options on the future of the DDA. The current DDA Plan expires in 2026.

Ms. Julie Johnston made the following statements:

- She stated the County has a policy that they will only provide 2 mils to the TIF District.
- She stated other taxing jurisdictions may opt out of giving the DDA mils.
- She stated although none of the taxing jurisdictions are required to participate, the Village could go to each one and ask if they would.
- She stated that the tax capture for the DDA will be less in the future because of the decrease in the mils.
- She stated taxes would still be collected within the boundary of the TIF area.
- She stated TIF's are difficult in small communities or communities that are land locked. It is advantageous for communities that are able to develop green space.
- She stated the cost for a new or revised DDA will cost approximately \$13,000.
- She stated if the DDA is dissolved, it can be reestablished.
- She stated there is a 6-9 month process to redevelop a DDA, including holding public hearings, create a DDA plan, acquire tax information, etc.
- She stated if a new development occurs, the DDA would collect the incremented tax.
- She stated not having a DDA would likely not affect the businesses.
- She stated there is a Michigan Economic Development Corporation grant available. However, it is very difficult for small communities to obtain because it is a matching grant and the community has to be development-ready in order to even be considered.

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Motion by Rafferty, seconded by Rochholz, to recommend to the Council that the DDA be discontinued upon the expiration date of October 17, 2026. All aye.

ADJOURNMENT

The meeting was adjourned at 8:17 p.m.

Josh Rozeboom, Chairperson
Planning Commission

Theresa O'Leary, Village Clerk