

**VILLAGE OF SCHOOLCRAFT
PLANNING COMMISSION
SPECIAL MEETING
SEPTEMBER 27, 2016**

The Special 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, Hendriksma, Rozeboom and Pfof.
Absent: None.
Also Present: Chris Kohrey.

APPROVAL OF AGENDA:

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

APPROVAL OF MINUTES:

None.

PUBLIC HEARINGS:

None.

UPDATE ON VILLAGE ACTIVITIES:

None.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

Mr. L Travis Munn of Hurley and Associates appeared before the Planning Commission to request approval of a multi-use building located at 555 East Eliza Street.

Comments as follows:

Village Planner suggested several options including a text amendment, creations of a new zoning district, and a Planned Unit Development (PUD).

Chairperson Brown had the following comments:

- He questioned the fact that the Village should create a new district for one particular business, and that he does not want to dilute the industrial zones with commercial uses.
- He noted that the I-2 designation of the property was appropriate at one point in time, but may not be now due to the housing that exists in close proximity to 555 East Eliza Street.

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PAGE 2—

Commissioner Pfost had the following comments:

- She is concerned that the inclusion of retail spaces would be wide open and could adversely impact the commercial businesses along the 131 corridor.
- She stated that she does not want to see consignment sales i.e. flea markets, etc.
- She stated that the PUD agreement should state exactly what the uses will be.
- She stated that the PUD should be a conceptual plan of what the building will be used for.
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Commissioner Hendriksma had the following comment:

- She has concerns about limiting consignment items because many of them are very high end items.
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Commissioner Gunnett stated that retailers should be selling small unique items.

Village Planner Chris Khorey had the following comments:

- He stated that if uses change, the PUD can be amended.
- He stated that the PUD is done at the Planning Commission with one public hearing, with final approval by the Village Council.
- He stated that PUD's are authorized by the State of Michigan for the purpose of economic development.
- He stated that PUD's can be amended or have sunset clauses.

By general consensus, the Planning Commission agreed to have a PUD agreement drafted for review at the October 10, 2016, meeting.

The meeting was adjourned at 8:05 p.m.

Cheri M. Lutz, Recording Secretary

Tim Brown, Chairperson