

**VILLAGE OF SCHOOLCRAFT
PLANNING COMMISSION
NOVEMBER 9, 2009**

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 Tim Brown, Commissioners Gunnett, Vestal, Rozeboom and Pfof.

Absent: Harden.

Also Present: Village Manager Cheri Lutz, Josh Bailey, Arthur Bates.

APPROVAL OF MINUTES:

Motion by Pfof, seconded by Rozeboom, to approve the minutes of the Regular Meeting of September 14, 2009, with the following correction: Page 2 Comments from Brown – change sentence to read as follows: He stated that it appears there is not an interest from the majority of Planning Commissioners to allow Open Air Sales in the B-1 District. All aye.

PUBLIC HEARINGS:

None.

UPDATE ON VILLAGE ACTIVITIES:

- a) Minutes of the Regular Meeting of the Village Council held on September 8, 21, October 5, 19, 2009, were reviewed for file.
- b) Minutes of the Regular Meeting of the DDA held on August 5, 2009, were reviewed for file.

UNFINISHED BUSINESS:

Discussion took place regarding Open Air Farmer's Markets in the Village of Schoolcraft including possible sites and costs associated with maintaining sites.

The Planning Commission states they are supportive of the concept of a Farmer's Market if the Village Council wishes to sponsor one but they have concerns about location due to traffic congestion.

It was suggested that a Farmer's Markets could be coordinated with Special Events on a trial basis.

NEW BUSINESS:

- a) Mr. Arthur Bates and Josh Bailey appeared before the Planning Commission to request site plan approval for Premier Melon located at 666 Angel Drive.

Mr. Bates had the following comments:

- He stated that Mr. Bailey has made improvements to his site without site plan approval.
- Improvements include installation of gravel fire lane and turn around, parking area for trailer parking, and concrete truck well.
- He stated that Mr. Bailey would like a period of at least five years to asphalt the gravel fire lane, turn around area, and parking area for trailers indicating that the cost to asphalt both areas range in cost from \$80,000.00 to \$100,000.00.
- He stated that Mr. Bailey did not know that site plan approval was required for improvements to the site.
- He asked if a variance could be granted to allow time for completion of an asphalt parking lot and fire lane.

Commissioner Brown had the following comments:

- He stated that all improvements require site plan approval, and expressed his concern that work was done without site plan approval.
- He stated that the Zoning Board of Appeals cannot consider financial hardship in the appeal process.
- He stated the Village Ordinance prohibits gravel parking lots for commercial businesses.
- He stated that the Planning Commission must be consistent with zoning ordinances, and that if they approve the request for Premier Melon to delay asphalt parking, then they must also approve future requests.
- He stated that the Planning Commission does not have the authority to waive the Payment in Lieu Sidewalk Ordinance.
- He stated that screening is required for outside dumpsters, and that materials cannot be stored outside the screened area.

Commissioner Pfost had the following comments:

- She stated that she supports businesses that are located in the Village.
- She stated that she is concerned that site modifications were made without site plan approval.
- She stated that she does not support an extension of five years for installation of paved parking.
- She stated that the problem is the zoning ordinance, which requires paved parking within a period of 12 months.
- She stated that economic hardship is not a reason for a ZBA appeal.

Commissioner Gunnett had the following comments:

- He stated that the Planning Commission cannot approve a gravel parking area.

Commissioner Rozeboom had the following comment:

- He stated that the applicant need to comply with written comments from Prein & Newhof.

Mr. Bates had the following comments:

- He stated that the applicant would be willing to designate the proposed gravel parking area as "Future Parking", and change it to be a Phase II project.
- He stated that the gravel parking area abutting Angell Drive will be removed from the right of way, and grass seed will be planted.
- He asked why the sidewalks needed to be installed now.

Commissioner Brown called for concluding comments:

Commissioner Gunnett had the following comments:

- He stated that he supports installation of the asphalt fire lane within 12 months.
- He stated that he would not have a problem allowing elimination of gravel parking area.
- He stated that the Payment in Lieu of Sidewalk Ordinance was implemented because installation of sidewalks was not unilaterally enforced, and the Village Council wanted to be fair to all property owners and business owners by either requiring installation of sidewalks at the time of site plan approval, or payment in lieu if sidewalks were not desired in certain locations.

Commissioner Brown had the following comments:

- The Planning Commission feels that existing screening is adequate.
- The Planning Commission feels that existing lighting is adequate.
- The applicant will submit a modified site plan to AGS with the following changes:
 1. The parking area will be delineated as "Future Parking"
 2. The gravel parking will be moved to create a berm of 18" to 24" with signage indicating that parking is not allowed.
 3. The applicant adheres to engineering recommendations.
 4. The applicant adheres to outside storage requirements.

b) Motion by Pfof, seconded by Gunnett, to approve the 2010 Planning Commission schedule as presented. All aye.

c) Discussion took place regarding the vacant seat on the Planning Commission. Commissioner Brown asked Commissioners to consider possible appointments.

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- d) Discussion took place regarding the Draft Master Plan for Prairie Ronde Township.

Commissioner Brown stated that he is concerned that Prairie Ronde Township does not recognize transitional zoning outward from the Village limits, and is concerned about commercial development adjacent to residential housing on West Eliza Street.

He stated that he will send written comment to Prairie Ronde Township.

ADJOURNMENT:

The meeting was adjourned at 9:03 p.m.

Cheri M. Lutz, Recording Secretary

Tim Brown, Chairperson