

**VILLAGE OF SCHOOLCRAFT
PLANNING COMMISSION
REGULAR MEETING
JANUARY 12, 2009**

The Regular Meeting of the Planning Commission was called to order by Chairperson Tim Brown at 7:03 p.m.

ROLL CALL:

Present: Chairperson Tim Brown, Commissioners Harden, Gunnett, Vestal Rozeboom and Pfof.

Absent: None.

Also Present: Village Manager Cheri Lutz, Andy Blodgett, Dan DeVries.

APPROVAL OF MINUTES:

Motion by Harden, seconded by Rozeboom, to approve the minutes of the Regular Meeting of December 8, 2008, as presented. All aye.

PUBLIC HEARING:

None.

UPDATE ON VILLAGE ACTIVITIES:

Minutes of the December 1, 15, 2008, Village Council were reviewed for file.

UNFINISHED BUSINESS:

Mr. Dan DeVries of 329 West Cass Street appeared before the Planning Commission to express his interest in appointment to the Planning Commission, and present his qualifications for the vacant seat. Mr. DeVries had the following comments:

- He stated that he was born and raised in Schoolcraft.
- He that he feels is it his civic duty to give his service to the community.

Commissioner Brown asked him what he considered to be a strong point of the community as well as a weak point.

- Mr. DeVries stated that the strong point of the community is its sense of community.
- Mr. DeVries stated that the weak point are the vacancies in the CBD.

Motion by Gunnett, seconded by Harden, to recommend the appointment of Mr. Dan DeVries to the Planning Commission to the Village Council to fill the vacant seat left by former Commissioner Robinson, to expire in February, 2010. All aye.

NEW BUSINESS:

- a) Mr. Andy Blodgett appeared before the Planning Commission to request consideration to allow Nursery Sales in the B-1 District.

Mr. Blodgett had the following comments:

- He stated that in 1988 he conducted nursery sales in the B-1 District, and added that it was before the Zoning Ordinance was adopted in 1992.
- He stated that he would not have an inside sales office, and that he would put up a portable office if required.
- He stated the he could use the building at 413 N. Grand Street for office space if necessary.
- He stated that sales would be conducted in April, May and June, September (partial) and October.
- He stated that there is adequate parking to accommodate nursery sales, and that the proposed site would provide an easy access for customers.
- He stated that the parking lot is full only on the 4th of July.
- He stated that the proposed site would be over the existing septic and drain field, and that he has no plans to improve the site.

Commissioner Comments:

Commissioner Brown had the following comments:

- He requested that Mr. Blodgett check with the Health Department to see if they would allow the proposed use over the septic/drain field area.
- He stated that he was concerned that there would not be adequate parking to allow the proposed use.
- He advised commissioners that the entire B-1 District would need to be re-zoned to allow nursery sales as a permitted use.

Commissioner Harden had the following comment:

- He asked what the display would like specifically if it would have fencing and types of nursery stock.

Commissioner Gunnett had the following comment:

- He stated that there could be space and parking issues, and that an indoor area may be needed for office space and cash register.

Commissioner Vestal had the following comment:

- He requested additional information on parking requirements for existing businesses.

Commissioner Pfost had the following comment:

- She asked if the zoning would change for just the Blodgett properties, or for the entire B-1 District.

Commissioner Brown requested that Mr. Blodgett's request for rezoning be placed on the agenda for the February 9, 2009, meeting for further discussion.

- b) The Planning Commission discussed the request for an amended site plan for Speedway/Marathon to accommodate a cross access drive between Speedway and Dirtbuster Car Wash.

Commissioner Comments:

Commissioner Brown stated that he would like to see installation of stop signs rather than a speed bump.

Commissioner Harden stated that he would like to see a stop sign on both the north and south sides of the proposed pass through road.

Motion by Harden, seconded by Pfost, to approve the amended site plan request for Speedway/Marathon to allow the installation of a cross access drive between Speedway/Marathon with the following conditions:

- The owner of Dirtbuster Cash Wash sign a statement that he is in agreement with the installation of the service/pass through road as delineated on the site plan.
- The Village will reserve the right to request closure of the cross access drive if, through passage of time, it is demonstrated that the installation has in fact created conditions contrary to the purposes of the Village of Schoolcraft Zoning Ordinance.
- The applicant will place stop signs in both directions with an appropriate size to commensurate with the road.

All aye.

Commissioner Brown stated that Google has street level photos of the Village of Schoolcraft.

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ADJOURNMENT:

The meeting was adjourned at 8:00 p.m.

Cheri M. Lutz, Recording Secretary

Tim Brown, Chairperson