

**VILLAGE OF SCHOOLCRAFT
PLANNING COMMISSION
FEBRUARY 8, 2010**

The Regular Meeting of the Planning Commission held at 442 N. Grand Street was called to order by Chairperson Tim Brown at 7:00 p.m.

ROLL CALL:

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

Absent: None.

Also Present: Village Manager Cheri Lutz.

APPROVAL OF MINUTES:

Motion by Gunnett, Seconded by Pfof, to approve the minutes of the Regular Meeting of December 14, 2009, meeting with the following correction: Section (c last sentence. Change word from prohibit to approve. All aye.

PUBLIC HEARINGS:

None.

UPDATE ON VILLAGE ACTIVITIES:

- a) Minutes of the December 7,21, 2009, January 4, 18, 2010, Village Council were reviewed for file
- b) Minutes of the November 5, 2009, DDA, were reviewed for file.

UNFINISHED BUSINESS:

Discussion took place regarding Zoning Ordinance Changes as follows:

1. Establishment of Expiration for Site Plan. Sections 62-77 and 62-78.

The Planning Commission requested language to set the expiration date for site plans to 24 months after approval with an extension of 12 months contingent on Planning Commission approval.

2. Administration and Enforcement Section 62-521.

The Planning Commission requested language to allow the Village Manager and/or his/her designee to enforce Zoning Ordinance Violations.

3. Temporary Fence/Front Yard Fence. Section 62-75.

The Planning Commission will modify requirements for front yard fencing from 25% solid to 75% solid.

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The Planning Commission requested language to prohibit snow/temporary fencing in front yards unless there is a health and safety issue that must be addressed on a temporary basis.

The Planning Commission requested language to allow protective fencing around shrubs, bushes, flower and vegetable gardens.

4. Front Yard Parking. Section 62-74.

The Planning Commission requested clarification and language to prohibit front yard parking.

5. Surfacing and Extension of Time. Section 62-75.

The Planning Commission will change language in Section 62-74 (11) to allow the Planning Commission to approve phasing of asphalt parking lot requirements.

6. Laundromats B-1, B-2 Districts. Sections 62-241, 62-272.

The Planning Commission will strike Section 62-242 (7) as a permitted use in the B-1 District.

7. The Planning Commission will include a description of Retail Shops in the Section 62-27 "Definitions".

8. The Planning Commission will modify Section 62-243 to read "Churches Subject to Section 62-454 (22), and to modify Section 62-454 (22) to read as follows:

- (1) The minimum lot or parcel size shall be three acres.
- (2) The minimum lot or parcel width shall be 200 feet.
- (3) All parking shall be provided on-site or comply with subsections 62-74(e)(3) and (4) of this chapter.
- (4) Any side of any parking area which abuts a residentially used or zoned property shall be effectively screened.
- (5) Ancillary facilities such as day care centers shall be subject to a separate special use permit.
- (6) The lot location shall be such that at least one property line abuts a collector street, secondary thoroughfare, or major thoroughfare. All ingress to the lot shall be directly onto said thoroughfare.

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Draft language for proposed changes will be presented to the Planning Commission at the March 8, 2010, meeting.

NEW BUSINESS:

- a) The Planning Commission read the letters of resignation from Commissioners Vestal and Harden.

Motion by Graber, seconded by Rozeboom, to accept with regret, the letters of resignation from Commissioners Vestal and Harden.

- c) The letter from the Vicksburg Foundation regarding the Grant Award of \$50,000.00 for the Streetscape Phase II & III Projects was acknowledged for file.
- d) Commissioner Brown announced a Joint Meeting of the Village Council, Planning Commission and DDA for March 25, 2010, at 7:00 p.m.
- e) The memorandum from Village Manager Cheri Lutz regarding temporary fences was acknowledged for file.
- f) Mr. Bret Willis and Mr. Wes Schmitt appeared before the Planning Commission to express their interest in appointment to the Planning Commission.

Motion by Gunett, seconded by Graber, to recommend Mr. Bret Willis to fill the vacant seat of Commissioner Harden, to expire in February 2012, and Mr. Wes Schmitt to fill the vacant seat of Commissioner Vestal, to expire in February 2011, and to the vacant seat on the Zoning Board of Appeals to expire in March, 2012. All aye.

- g) Commissioners Graber and Pfof stated their appreciation for the opportunity to attend Citizen Planner Courses offered at the Schoolcraft Township Office.
- h) General discussion took place regarding Medical Marijuana Act. The Planning Commission will review at a later date.

ADJOURNMENT:

Motion by Rozeboom, seconded by Gunnett, to adjourn the meeting at 8:40 p.m. All aye.

Cheri M. Lutz, Recording Secretary

Tim Brown, Chairperson

