

**VILLAGE OF SCHOOLCRAFT  
PLANNING COMMISSION  
DECEMBER 10, 2012**

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 Brown, Commissioners Gunnett, Willis, Schmitt, Rozeboom and Pfof.

Absent: Graber.

Also Present: Village Manager Cheri Lutz, Tammy Willis, Mike Willis, and Michael Chow.

**APPROVAL OF MINUTES:**

Motion by Schmitt, seconded by Gunnett, to approve the minutes of the Regular Meeting of November 12, 2012, with the deletion of Willis in attendance. All aye.

**PUBLIC HEARINGS:**

None.

**UPDATE ON VILLAGE ACTIVITIES:**

None.

**UNFINISHED BUSINESS:**

None.

**NEW BUSINESS:**

a) Mrs. Tammy Willis appeared before the Planning Commission to request a text amendment to allow a drive through window in the B-1 District with the following comments:

- She stated that she is interested in opening a coffee shop located at 321 Grand Street.
- She stated that the hours of operation would be 6:00 a.m. to 9:00 p.m.
- She stated that she would be selling specialty coffees, rolls, croissants, pies and muffins, appetizers and wraps.

**Commissioner Comments:**

Commissioner Schmitt had the following comments:

- He stated that he is concerned about speaker volume near residential homes.
- He asked what obstacles would have to be overcome to make the concept work?

Commissioner Rozeboom had the following comment:

- He stated that he would like to eliminate the use of speakers in the B-1 District.

Commissioner Pfof had the following comments:

- She cautioned that to allow a drive through window at that location would mean that it would be allowed in all areas of the B-1 District.
- She stated that there are other places in the Village that may be better suited for a coffee shop.
- She stated that she is concerned with traffic ingress and egress issues.

Commissioner Gunnett stated that the Village Council wishes to see a drive through window in the B-1 District.

Chairperson Brown had the following comments:

- He stated that the requested change would cause a re-write of the zoning ordinance.
- He suggested that the Planning Commission consider two B-1 Districts B-1A, B-1B) for the purpose allowing a drive through window in the B-1 District North of Eliza Street.

The Planning Commission will review information and ideas from McKenna and Associates if it is available at their January 14, 2013, meeting.

- b) Discussion took place regarding re-appointment of Commissioners Pfof and Graber.

Motion by Schmitt, seconded by Gunnett, to recommend the re-appointment of Commissioners Pfof and Graber to the Village Council for a three year term to expire in January of 2016. All aye.

**ADJOURNEMENT:**

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

---

Cheri M. Lutz, Recording Secretary

---

Tim Brown, Chairperson