

**VILLAGE OF SCHOOLCRAFT  
PLANNING COMMISSION  
JANUARY 14, 2013**

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 Schmitt, Gunnett, Graber, Rozeboom, and Pfof.

Absent: Willis.

Also Present: Village Manager Cheri Lutz, Mark Parker, Kim Parker, Attorney Paul Vlachos, Matt Mussleman, Chelsea Mussleman, and Brenda Ryan.

**APPROVAL OF MINUTES:**

Motion by Schmitt, seconded by Gunnett, to approve the minutes of the December 10, 2012, meeting with corrections. All aye.

**PUBLIC HEARINGS:**

None.

**UPDATE ON VILLAGE ACTIVITIES:**

- a) Minutes of the Regular Meetings of the Village Council November 5, 2012, through December 17, 2012, were discussed.
- b) Minutes of the Regular Meeting of the DDA of November 1, 2012, were reviewed.

**UNFINISHED BUSINESS:**

None.

**NEW BUSINESS:**

- a) Ms. Brenda Ryan, representing Mr. and Mrs. Matt Mussleman appeared before the Planning Commission to request site plan approval for the conversion of the existing structure located at 119 East Eliza Street from retail use to personal service. The following comment were made:
  - The applicant will be converting the building to a full service beauty salon.
  - The plan illustrates the best option for parking.

**Commissioner Comments:**

Chairperson Brown had the following comments:

- He stated that the parking design will need to go to the Zoning Board of Appeals (ZBA) for a dimensional variance.
- He stated that water from the driveway and parking area will need to drain towards the inward greenspace of the property.

Commissioner Graber stated his concern regarding the maneuverability of vehicles in the parking area.

Commissioner Gunnett asked if the applicant could consider the parking area a driveway to avoid ZBA approval.

Chairperson Brown stated that he liked Commissioner Gunnett's idea but all paved lots for commercial development are required to have an approved site plan.

Commissioner Schmitt stated the he does not see a problem with the proposed parking lot layout.

Motion by Graber, seconded by Pfof, to recommend ZBA approval of the proposed parking lot as presented due to the uniqueness of the property and the size of parking lot.

Ayes: Gunnett, Graber, Brown, Rozeboom, Pfof.

Nays: None.

Abstain: Schmitt.

Motion by Rozeboom, seconded by Pfof, to approve the site plan with the conditions that all water drainage in directed inward to the greenspace area of the property located north of the building, and subject to ZBA approval for a dimensional variance of the parking lot.

Ayes: Gunnett, Graber, Brown, Rozeboom, Pfof.

Nays: None.

Abstain: Schmitt.

It is noted for record that Commissioner Schmitt did abstain from voting on site plan approval and recommendation for variance to the ZBA.

b) Paul Vlachos appeared before the Planning Commission regarding the site plan of Mr. and Mrs. Mark Parker with the following comments:

- He stated that he was a friend of Mr. and Mrs. Parker and he is assisting them with their site plan.
- He stated that Mr. and Mrs. Parker will be submitting a revised site plan with changes to the southern curb cut and asphalt configuration, as well as a proposal for phased development.

- He stated that the applicant is looking for options for his site plan due to economic hardship and asked the Planning Commission to consider compromise to allow Mr. Parker the opportunity to open his business.
- He stated the current site has existing rotomill which may be suitable to the Planning Commission.
- He stated the Parker's do intend to re-pave the property.
- He asked if the site could be used right now for the purpose of used car sales.
- He stated that he is here in the spirit of compromise.

Chairperson Brown had the following comments:

- He asked Mr. Vlachos if he was representing Mr. and Mrs. Parkers as a friend or as an attorney, and would like clarification for Planning Commission minutes.

Mr. Vlachos stated he was representing Mr. and Mrs. Parker as their attorney.

- He stated the front portion must be paved prior to occupancy.
- He stated that the auto repair facility must be in use prior to auto sales due to the fact that the auto sales is incidental or secondary in use to the primary use of auto repair.
- He stated that the Planning Commission agreed to two phases of paving for asphalt at the time of site plan approval.
- He stated that the site cannot be used in its present condition and site work must be done prior to occupancy.

Attorney Vlachos thanked the Planning Commission for their time and stated that Mr. and Mrs. Parker will be submitting a revised site plan for the February 11, 2013, meeting.

Mr. Mark Parker had the following comments:

- He would like to use the site right now.
- He could like to pave the front portion of the site by Labor Day, 2013.

Commissioner Brown had the following comments:

- The site cannot be used until it complies with the approved site plan.
- The Planning Commission will review a revised site plan.

c) Discussion of Planning Commission Officers took place with the following motion:

Motion by Schmitt, seconded by Graber, to make the following appointments for a one year period:

Tim Brown	Chairperson
Mae Pfof	Vice Chairperson
Josh Rozeboom	Secretary

All aye.

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**ADJOURNMENT:**

The meeting was adjourned at 8:27p.m .All aye.

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Cheri M. Lutz, Recording Secretary

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Tim Brown, Chairperson