

**VILLAGE OF SCHOOLCRAFT  
PLANNING COMMISSION  
MEETING MINUTES  
MAY 12, 2008**

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

**ROLL CALL:**

Present: Chairperson Tim Brown, Commissioners Gunnett, Vestal, Pfof, Rozeboom, Harden, Robinson.  
Absent: None.  
Also Present: Village Manager Cheri Lutz, Kerry Trombley.

**PUBLIC HEARING:**

None.

**APPROVAL OF MINUTES:**

Motion by Pfof, seconded by Vestal, to approve the minutes of the Regular Meeting of April 14, 2008, as presented. All aye.

**UPDATE ON VILLAGE ACTIVITIES:**

Minutes of the April 7, 21, 2008, Village Council were reviewed for file.

**UNFINISHED BUSINESS:**

Discussion on the letter from Greg Milliken regarding Zoning Ordinance review and recommendation was postponed to the June 9, 2008, meeting.

**NEW BUSINESS:**

- a) Mr. Kerry Trombley of Speedway/Marathon appeared before the Planning Commission regarding variance requests for the following:
  - To allow the construction of a freestanding or pylon sign that is 99 square feet in size, 19 square feet greater than the maximum of 80 square feet permitted in Section 18.72.B of the Village Zoning Ordinance.

**Commissioner Comments:**

Commissioners Pfof and Gunnett expressed their desire to adhere to the requirements of the sign ordinance in the B-2 District.

Commissioner Harden stated he has concerns regarding clear vision.

- To allow the installation of 35-foot wide ingress and egress drives, five feet wider than the 30-foot maximum established in Section 17.31.U.4 of the Village Zoning Ordinance.

**Commissioner Comments:**

Commissioner Harden stated that he was not opposed to the request for a 35-foot wide ingress/egress drive, but would like to see the calculations for a 30-foot ingress/egress. Commissioner Harden will review the calculations for a 30-foot ingress/egress, discuss with Mr. Bob Coy of MDOT, and report back to the Planning Commission at their June 9, 2008, meeting.

The Planning Commission requested that the site plan show the 35-foot ingress/easement.

- To allow the substitution of a five-foot board on board wood fence as screening to the rear of the property in place of a five foot masonry wall as required by Section 17.31.U.10 of the Village Zoning Ordinance.

**Commissioner Comments:**

The consensus of the Planning Commission was that the requirement for a five-foot masonry wall would adversely affect the adjacent property.

The Planning Commission indicated that they would review this requirement in their zoning ordinance review process.

Motion by Harden, seconded by Rozeboom, to recommend approval of the variance request to allow the substitution of a board on board wood fence as screening to the rear of the property in place of a five foot masonry wall as required by Section 17.31.U.10 of the Village Zoning Ordinance, and that the type of material and the height of the fence be illustrated on the site plan when presented to the Planning Commission for review. All aye.

The Planning Commission determined that they would require additional information, on the sign variance request and ingress/egress request before making a recommendation to the Zoning Board of Appeals, and that a detailed site plan be provided to the Planning Commission regarding the variance request of Speedway/Marathon.

- b) Discussion took place regarding outdoor displays in all zones along Grand Street.

Village Manager Cheri Lutz will provide options regarding outdoor displays, and Zoning Ordinance enforcement options to the Planning Commission at their June 9, 2008, meeting.

- c) The memorandum from Village Manager Cheri Lutz regarding Election of Officers was discussed.

Motion by Gunnett, seconded by Vestal, to appoint Commissioner Tim Brown to the position of Chairperson.

Ayes: Harden, Gunnett, Vestal, Pfof, Rozeboom and Robinson.  
Abstain: Brown.

Motion by Vestal, seconded by Gunnett, to appoint Commissioner Harden to the position of Vice-Chairperson. All aye.

Motion by Pfof, seconded by Robinson, to appoint Commissioners Rozeboom to the position of Secretary. All aye.

**ADJOURNMENT:**

The meeting was adjourned at 9:19 p.m.

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Cheri M. Lutz, Recording Secretary

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Tim Brown, Chairperson

