

Schoolcraft Township Planning Commission

Minutes of the meeting held on Monday, August 4, 2014

A meeting of the Schoolcraft Township Planning Commission was held on Monday, August 4, 2014, at the Schoolcraft Township Hall commencing at 6:00 pm.

MEMBERS PRESENT:

David Aubry
Ron Avis
Charles Bibart
Ken Hovenkamp
Dave Reno
Barry Visel

MEMBERS ABSENT:

Len Jaworski

OTHER ATTENDEES:

Attorney Rolfe
Supervisor Ulsh
6 Township residents (Fleetwoods, Gorhams)

Chairman Visel opened the meeting at 6:00 pm.

APPROVAL OF AGENDA:

A motion was made by Ken Hovenkamp with support from Ron Avis to approve the agenda as issued.

Motion carried 6-0

MINUTES OF PRIOR MEETING:

A motion was made by Dave Aubry and supported by Dave Reno to approve the minutes of the July 7, 2014 meeting, without correction.

Motion carried 6-0

CITIZEN TIME ON NON-AGENDA ITEMS:

No items were discussed.

NEW BUSINESS

a. Master Plan Amendment Public Hearing (Michael Fleetwood request)

A public hearing was opened at 6:02 pm to consider the application of Michael and Karin Fleetwood to amend the Master Plan Map (8) to change the classification of three noticed parcels in section 36 from Rural Preservation to Agricultural Preservation. Public Hearing discussion was centered on compatibility of the Agricultural Preservation classification with the agricultural nature of the property. As the properties were classified as Agricultural prior to the Master Plan update, an Agricultural Preservation classification is consistent with the classification of adjacent parcels, and there were no objections raised from attendees or recipients of the required written notifications, the Commission entertained a motion to recommend approval of the application to the Township Board (see the next agenda item below.)

b. Zoning Map Amendment Public Hearing (Michael Fleetwood request)

A public hearing was opened at 6:04 pm to consider the application of Michael and Karin Fleetwood to rezone the above mentioned parcels from Rural Residential District to Agricultural District (Exclusive or General). Given the considerations above, discussion of the public hearing was centered on the most appropriate agricultural district designation, Exclusive or General. Given the designation of adjacent parcels, the Commission entertained a motion to recommend approval of a change from Rural Residential District to Exclusive Agriculture District.

Both Public Hearings were closed at 6:28 pm.

A motion for combined action of the Commission to recommend approval to the Township Board to:

1. change the Master Plan Map (8) to designate the subject parcels as Agricultural Preservation and,
2. rezone the subject parcels to Exclusive Agriculture District

was made by Ken Hovenkamp with support from Dave Aubry.

Motion carried 5-1

- c. Zoning Ordinance Text Amendment Public Hearing (Gorham Sports Performance)

A public hearing was opened at 6:33 pm to consider the application of Ashlee Gorham to amend Section 15.2 of the Schoolcraft Township Zoning Ordinance to include "indoor athletic tutoring/training facility" as a permitted use in the LC Local Commercial District. Public hearing discussion was centered on compatibility of this type of use with the intent of the uses permitted in the LC district. The public hearing was closed at 6:40 pm.

As the use is consistent with other uses permitted in the LC district and no objections were raised/received, a motion to recommend approval to the Township Board of amending Section 15.2 of the Schoolcraft Township Zoning Ordinance to include "indoor athletic tutoring/training facility" as a permitted use in the LC Local Commercial District, was made by Dave Aubry with support from Dave Reno.

Motion carried 6-0

- d. Site Plan Review, Gorham Sports Performance

Ashlee Gorham presented the subject site plan for Commission approval contingent on Township Board approval of the above ordinance text amendment. As the site plan was essentially complete and no changes to the facilities were proposed, a motion to approve the site plan (contingent on Township Board approval of the above ordinance text amendment) was made by Dave Reno with support from Ron Avis.

Motion carried 6-0

- e. Revised Generally Accepted Agricultural and Management Practices recently issued by the State.

Attorney Rolfe updated the Commission on the new guidelines and their potential impact on planning and zoning. The Commission will discuss the decision points raised in attorney Rolfe's subject memo for discussion at our next meeting.

OLD BUSINESS

No items were discussed.

REPORT FROM THE TOWNSHIP BOARD

Ken Hovenkamp updated the Commission on activities of the Board including deliberations on propane storage and distribution facilities in the Township.

REPORT FROM THE ZONING BOARD OF APPEALS

No report was received.

MEMBER'S TIME AND TOWNSHIP ATTORNEY TIME

Supervisor Ulsh updated the Commission on developing plans for commercial development in the Village of Vicksburg as well as possible enhancements to Fort Custer.

Ken Hovenkamp updated the recent activity of the Barton Lake association and interest expressed in adding sewers.

With no further business, Chairman Visel adjourned the meeting at 7:40 pm.

Respectfully Submitted
Charles Bibart
AV8.4.2014

A handwritten signature in cursive script that reads "Charles Bibart". The signature is written in dark ink and is positioned to the right of the typed name.