

Schoolcraft Township Planning Commission

Proposed Minutes of the meeting held on Monday, July 7, 2014

A meeting of the Schoolcraft Township Planning Commission was held on Monday, July 7, 2014 at the Schoolcraft Township Hall commencing at 6:00 pm.

MEMBERS PRESENT: David Aubry
Charles Bibart
Len Jaworski
Ken Hovenkamp
Dave Reno

MEMBERS ABSENT: Ron Avis
Barry Visel

OTHER ATTENDEES: Attorney Rolfe
Supervisor Ulsh
Approximately 10 Township residents and business owners

Vice Chairman Reno opened the meeting at 6:00 pm.

APPROVAL OF AGENDA: A motion was made by Ken Hovenkamp with support from Dave Aubry to approve the agenda as issued. **Motion carried 5-0**

MINUTES OF PRIOR MEETING:

A motion was made by Dave Aubry and supported by Ken Hovenkamp to approve the minutes of the June 2, 2014 meeting, without correction. **Motion carried 5-0**

CITIZEN TIME ON NON-AGENDA ITEMS:

No items were discussed.

NEW BUSINESS (in order of Discussion) **Gorham Sports Performance**

Matthew Gorham, along with several family members, was present to seek input on his plan to open a sports performance facility. The proposed facility would be located in a Local Commercial District and would require amendment of our current ordinance text for this type of land use in the Local Commercial District. Discussion centered on the activities involved in such a land use and its compatibility with our Statement of Purpose for this District. Commission members present were generally not opposed to including this type of use in this district, given the information presented. Requirements to amend the ordinance text to include this land use in the Local Commercial District were discussed including fees, Public Hearing, and possible timing, should the Gorham's wish to pursue a change.

- a. Public Hearing: ordinance text change to include propane storage and distribution as a Special Land Use in the US 131 Business Corridor District and subsequent review of Special Land Use application for a propane storage and distribution facility at 16,000 S. US 131.

Noticed Public Hearing 2

The Public Hearing to consider a proposed amendment of the Schoolcraft Township Zoning Ordinance to add as a special land use in the US 131 Corridor “bulk liquid propane storage facility, designed and used for transferring liquid propane in bulk to distribution trucks only” was opened by Vice Chairman Reno at 6:40 pm.

Mr. Cary Campagna, owner of Command Electronics, expressed concern about the location of such a facility in proximity to his business. His concerns included his employee safety and potential impact on the quality of air for his plant activity.

Mr. Carry Robertson expressed a number of general safety concerns for any such facility located in proximity to his property.

Ms. Judy Hambley, owner of Cloverleaf Trailer, expressed concerns about locating such a facility in proximity to her business including the potential negative impact of weather and lack of a traffic light to control the truck traffic. She also expressed concern about potential odors from the activities.

Attorney Rolfe reminded Commission Members and meeting attendees that the specific discussion in this section of the meeting was to consider amending the ordinance text in the US 131 Corridor District as the current ordinance text does not yet provide for any district which includes this specific land use.

Chairman Reno closed the Public Hearing at 7:10 pm.

After Commission discussion, including the regulatory and oversight mechanisms to assure public safety of installations, Dave Aubry , with support from Len Jaworski, made a motion to recommend forwarding the subject text amendment to the Township Board for approval. **Motion carried 4-1** (roll call vote: DA, CB, LJ, DR supporting)

Noticed Public Hearing 3

The Public Hearing to consider the application of Hopkins Propane Company for special land use approval of a bulk liquid propane storage facility at 16000 South US 131 (contingent upon Township Board approved of the ordinance text amendment discussed above) was opened by Vice Chairman Reno at 7:15 pm.

Kris Van Andel was present to discuss the application and much of the discussion during the previous Public Hearing was relevant to this application. Discussion during this segment was centered on completeness of the application. The application did not address the Standards for Special Land Use Approval (sec. 23-3) as previously requested and the site plan drawing did not meet requirements.

A motion was made by Dave Aubry with support from Len Jaworski to postpone any further action on the application pending receipt of evidence that the Standards for Special Land Use Approval (sec. 23-3) are met and the site plan drawing upgraded, while the Noticed Public Hearing 3 remains open at the August 4 regular Planning Commission Meeting.

Motion carried 5-0

- b. Public Hearing: ordinance text amendment concerning parcels with split-zoning.

Noticed Public Hearing 1

The Public Hearing to discuss the proposed amendment to the Schoolcraft Township Zoning Ordinance to add a new provision pertaining to interpretation of the Zoning Map where zoning district boundaries are indicated on the map to divide a property into two or more zoning districts was opened by Vice Chairman Reno at 7:30 pm. As there were no comments from the public, the Hearing was closed at 7:33pm.

Follow-up Commission discussion centered on how to assure that the affected parcel owners would be assured of full participation in any actions involving their properties.

As more consideration of this issue was deemed critical, Ken Hovenkamp made a motion, supported by Charles Bibart, to table the discussion indefinitely.

Motion carried 5-0

OLD BUSINESS

No items were discussed.

REPORT FROM THE TOWNSHIP BOARD

Ken Hovenkamp updated the Commission on activities of the Township Board including expansion at the Rettenmaier facility and property tax adjustments for the Family Faire facility.

REPORT FROM THE ZONING BOARD OF APPEALS

No report was received.

MEMBER'S TIME AND TOWNSHIP ATTORNEY TIME

Attorney Rolfe reminded the Commission that a discussion is needed of his May 8 Memorandum regarding the implications of the revised Generally Accepted Agricultural and Management Practices recently issued by the State on livestock facilities, and also farm markets, as that is the intended item of business. Commission Members should review and plan to discuss the issues at our August meeting.

With no further business, Vice Chairman Reno adjourned the meeting at 7:56 pm.

Respectfully Submitted
Charles Bibart
PV 7.7.14