

Schoolcraft Township Planning Commission

Proposed Minutes of the meeting held on Monday, November 12, 2012

A meeting of the Schoolcraft Township Planning Commission was held on Monday, November 12, 2012, at the Schoolcraft Township Hall commencing at 7:00 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
Township residents: Aaron Snow and Steve Holton

Chairman Visel opened the meeting at 7:00 pm.

APPROVAL OF AGENDA:

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

Motion carried 6-0

MINUTES OF PRIOR MEETING:

As the 10.1.12 PC Minutes were not included in the mail package, they will be considered for approval at our December meeting.

CITIZEN TIME ON NON-AGENDA ITEMS:

Aaron Snow and Steve Holton were present to support consideration by the Commission of relaxing set back requirements on “50 ft. wide lots”. They remained at the meeting through the discussion of this issue which arose under old business (see below)

NEW BUSINESS

No New Business items were discussed.

OLD BUSINESS

- a. MZEA tentative text update
- b. Continuing ordinance review

The Commission began review and discussion of Draft Text of Proposed Amendments of Schoolcraft Township Zoning Ordinance Pursuant to the Comprehensive Ordinance Update Project prepared by Attorney Rolfe. The draft text encompassed both Old Business agenda items above.

In deference to the interests of attending Township residents, discussion started with Item 18 (page 46) concerning possible new side yard setbacks for lots in the R-1, R-2 and R-3 districts based on lot width. Discussion centered primarily on the effectiveness of our “variance” process in dealing with setbacks on narrow lots vs. incorporating more specific language in our ordinance. The topic will be further discussed in upcoming P.C. meetings.

The Commission then began a page by page review of the Draft Text addressing several comments, questions, and clarifications on each section through Item 20. Discussion will continue at our next meeting.

REPORT FROM THE TOWNSHIP BOARD

No report was received.

REPORT FROM THE ZONING BOARD OF APPEALS

Ken Hovenkamp noted the ZBA activity on the Holton requested variance which was earlier discussed in detail during the “50 ft.” lot discussion above. The variance for relief from the 10 ft. sideyard setback requirement was approved by the ZBA.

MEMBER’S TIME AND TOWNSHIP ATTORNEY TIME

No items were discussed.

Chairman Visel adjourned the meeting at 9:00 pm.

Respectfully Submitted
Charles Bibart
PV11.12.12