

Schoolcraft Township Planning Commission

Minutes of the meeting held on Monday, March 7, 2011

A meeting of the Schoolcraft Township Planning Commission was held on Monday, March 7, 2011, at the Schoolcraft Township Hall commencing at 7:00 pm.

MEMBERS PRESENT:

Ron Avis
Charles Bibart
Ken Hovenkamp
Len Jaworski
Dave Reno
Jim Shaw
Barry Visel

MEMBERS ABSENT:

OTHER ATTENDEES:

Attorney Rolfe
Supervisor Ulsh
Trustee Feldmeier
Approximately 8 township residents/landowners

Chairman Visel opened the meeting at 7:00 pm.

APPROVAL OF AGENDA:

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

Motion carried 7-0

MINUTES OF PRIOR MEETING:

A motion was made by Len Jaworski and supported by Dave Reno to approve the minutes of the January 3, 2011, meeting, without correction.

Motion carried 7-0

CITIZEN TIME ON NON-AGENDA ITEMS:

No items were discussed.

NEW BUSINESS

- a. Public hearing and Planning Commission discussion/recommendations on proposed amendments of Zoning Ordinance and Zoning Map (rezonings) associated with new Agricultural zoning districts, and misc. related/other matters".

Chairman Visel opened the public hearing with an overview of the events leading to the proposed update of the ordinance and zoning map to better reflect the intent of our Master Plan. Representative questions from attendees are summarized below:

Resident L. Horn inquired about how restrictive the new ordinance would be. Chairman Visel summarized current and proposed residential development options in the Ag zones.

Resident T. Blodgett inquired about the lifetime of the Ag zone map designations and the ability to locate accessory buildings in front of and behind a residence. He indicated his personal interest in developing his property in section 17 sometime in the future. Chairman Visel reviewed the process of Master Plan updates, which includes a review at least every five years. Chairman Visel also pointed out that accessory building setback requirements likely would not change, but flexibility on front/back location is under consideration.

Resident Crawford inquired about a sliver of his property in section 17 which is proposed for the new Ag-1 zone designation. After review of the situation, the Commission concluded that there was indeed a mapping error which will be corrected prior to review by the Township Board.

Resident D. Harsha inquired about the impact of zoning classification on property taxes. Attorney Rolfe explained that zoning classification and assessment classification are not directly related.

Attorney Rolfe addressed the question, raised at our January meeting, by adding language to the proposed Ag ordinance text to exclude additional routes of residential development, such as platting, in the proposed Ag zones. Attorney Rolfe will also review the Subdivision Control Ordinance to assure consistency. Attorney Rolfe also noted that the proposed zoning map may include some Ag designations in small areas designated as Rural Preservation in the Master Plan.

This will be the subject of review as the Commission next addresses the Rural Residential District in the Zoning Ordinance and Zoning Map.

After the discussion of all questions posed, the public hearing was closed. A motion was made by Len Jaworski, with support from Jim Shaw, to recommend approval of the proposed Zoning Ordinance and Zoning Map amendments, as presented for the public hearing, to the Township Board, except for the following two changes:

1. add appropriate language to the proposed AG-1 and AG-2 zoning districts, as discussed above in the Attorney Rolfe paragraph, to exclude alternate routes for residential development and,
2. correct the mapping error discussed in the Resident Crawford paragraph.

Motion carried 7-0

b. Public hearing and discussion of Blodgett property rezoning

Chairman Visel opened a public hearing to discuss a request to change the I-1 zoning of the property at 2259 East W Avenue to Rural Residential. Attorney Rolfe reviewed the background aspects of events resulting in the request. No objections were noted at the hearing and the public hearing was closed. As the change is consistent with the intent of our Master Plan, a motion to recommend approval of the zoning change to the Township Board was made by Len Jaworski with support from Ron Avis.

Motion carried 7-0

c. Site Plan Review: Agro Sales

Chad Middlemas and Ryan Glass were present to discuss the proposed Site Plan for a new facility on Industrial Drive. It is intended for sales of agricultural machines, parts,

and repair services. After discussion and determination that the Site Plan met all requirements as submitted, a motion to approve the Site Plan was made by Ron Avis with support from Dave Reno

Motion carried 7-0

d. Election of Planning Commission Officers for FY 2011/12

Len Jaworski made a motion, with support from Ron Avis, to nominate and elect the following Officers for FY2011/12:

Chairman: Barry Visel
Vice Chairman: Dave Reno
Secretary: Charles Bibart

Motion carried 7-0

e. Schedule of Planning Commission Meetings FY 2011/12

A motion was made by Dave Reno with support from Len Jaworski to adopt the Resolution Setting Planning Commission Regular Meeting Schedule for 2011-2012 Fiscal Year. This schedule sets PC meetings on the first Monday of each month of the fiscal year, except for July 2011, which will be held on the second Monday.

Motion carried 7-0

OLD BUSINESS

a. Rural Residential continuing discussion

Attorney Rolfe prepared and distributed a memo in response to the Commissions deliberations on aspects of Rural Residential zoning, in anticipation of upgrading our ordinance and map to better reflect the intent of the Master Plan.

Commission Members are to review the memo for discussion at our April 4, 2011 meeting.

REPORT FROM THE TOWNSHIP BOARD

Ken Hovenkamp updated the Commission on activities of the Township Board, including a visit of Senator Tonya Schuitmaker to discuss open-carry and the addition of Brady Township to the SCIC.

REPORT FROM THE ZONING BOARD OF APPEALS

No report was received.

MEMBER'S TIME AND TOWNSHIP ATTORNEY TIME

No issues were discussed.

With no further business, Chairman Visel adjourned the meeting at 8:20 pm.



Respectfully Submitted
Charles Bibart

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