Schoolcraft Township Planning Commission

Minutes of the meeting held on Monday, August 1, 2011

A meeting of the Schoolcraft Township Planning Commission was held on Monday, August 1, 2011 at the Schoolcraft Township Hall commencing at 7:00 pm.

MEMBERS PRESENT:

David Aubry Ron Avis Charles Bibart Ken Hovenkamp Dave Reno

MEMBERS ABSENT:

Barry Visel Len Jaworski

OTHER ATTENDEES:

Attorney Rolfe
Supervisor Ulsh

(see Cole-Krum site plan review)

Vice Chairman Reno opened the meeting at 7:03 pm.

APPROVAL OF AGENDA:

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

Motion carried 5-0

MINUTES OF PRIOR MEETING:

A motion was made by Ken Hovenkamp and supported by Dave Aubry to approve the minutes of the 7.19.11 meeting, without correction.

Motion carried 5-0

CITIZEN TIME ON NON-AGENDA ITEMS:

No items were discussed.

NEW BUSINESS

a. Site Plan Review: Cole-Krum

Curt Aardema was present to discuss the updated site plan for Cole-Krum Chevrolet. The updated plan included refinements in access roads, lighting, and signage. Curt corrected one error on the plan. The proposed "Used Car Sign" will have an area of 75 square feet, not the 120 square feet noted on the handout. Signage detail would then be consistent with the proposed ordinance text to be considered by the Township Board at its next meeting.

A motion to approve the updated site plan (corrected as noted above), contingent on Township Board approval of new signage ordinance text, was made by Ken Hovenkamp with support from Ron Avis.

Motion carried 5-0

OLD BUSINESS

a. Continuing Discussion Rural Residential zoning and map

Discussion continued on proposed Rural Residential zoning text and map and related topics. The draft map updated from our last meeting was reviewed and found to be aligned with previous discussions regarding proposed Rural Residential assignments.

The current R-7 zoning classification, Campground and Recreational District, was discussed in some detail in connection with parcels in Sections 3, 4, and 33/34. Commission members favored splitting the current R-7 zone into two separate zones: one covering Camp Grounds and one covering Public/Recreational land uses, thus allowing a clearer delineation of requirements.

The need for the Lake Residential district was discussed and consensus reached that this district is not needed to implement the intent of the Master Plan. No parcels currently are in this district.

The Commission confirmed that a Public Hearing should be scheduled to address the proposed Rural Residential mapping assignments and proposed ordinance text changes relating to the Rural Residential District.

Proposed Rural Residential text and map adjustments will be confirmed at our September meeting and discussion will shift primarily to R1-3 zoning classifications.

REPORT FROM THE TOWNSHIP BOARD

No report was received.

REPORT FROM THE ZONING BOARD OF APPEALS

No report was received.

MEMBER'S TIME AND TOWNSHIP ATTORNEY TIME

It was noted that our next meeting will be held on **September 12**, as the first Monday is a holiday.

With no further business, Vice Chairman Reno adjourned the meeting at 9:05 pm.

Respectfully Submitted

Charles Bibart

AV8.1.11