

Schoolcraft Township Planning Commission

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

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

MEMBERS PRESENT:

David Aubry
Charles Bibart
Ken Hovenkamp
Len Jaworski
Dave Reno

MEMBERS ABSENT:

Ron Avis
Barry Visel

OTHER ATTENDEES:

Attorney Rolfe
Supervisor Ulsh
10 Township residents

Vice Chairman Reno opened the meeting at 7:00 pm.

APPROVAL OF AGENDA:

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

Motion carried 5-0

MINUTES OF PRIOR MEETING:

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

Motion carried 5-0

CITIZEN TIME ON NON-AGENDA ITEMS:

No items were discussed.

NEW BUSINESS

- a. Public Hearing: Proposed Zoning Map and Text updates

On a motion from Len Jaworski with support from Dave Aubry, **Motion carried 5-0**; the Public Hearing was opened at approximately 7:05 pm.

After introductory comments from Vice Chairman Reno, residents commented as follows:

Residents Jo and Bob Ramsdell voiced concerns about the proposed rezoning of certain parcels in Section 11, from Ag to R1. They were concerned that subsequent development could result in drainage problems in their adjacent plat. They asked about the Township's ability to require adequate drainage consideration with any future residential development. Attorney Rolfe responded to their concerns by noting that current regulations do address drainage issues for R1 development.

Resident Janet Moore asked if the above mentioned parcel could be developed now and if the drainage control requirements are now in place. She also asked about the level of joint planning between the Township and the Village of Vicksburg. Attorney Rolfe noted that all the rezonings in the Public Notice are being discussed at this meeting to obtain public input. Subject to that input, the Planning Commission will make recommendations to the Township Board. After approval of any changes by the Township Board, the zoning of affected parcels would be set. He mentioned that the controlling regulations for drainage control are in place now. Vice Chairman Reno discussed the level of joint discussion and planning between the Township and Village through the South County Intermunicipality Committee, but noted that the Village and Township have full control of zoning issues within their respective boundaries.

Resident Richard Beaty inquired about the potential impact of the proposed rezoning of his property in section 11 (noted as A7 in the Public Notice) from Ag to Rural Residential. Mr. Beaty expressed concern that his evolving plans to erect a greenhouse on his property could be affected by the proposed change. Attorney Rolfe noted that the uses permitted in Ag zone and Rural Residential zone are in fact different so the impact would

be dependent on Mr. Beaty's intended use of the structure. (Note: this parcel was further discussed after the Public Hearing closed. See below.)

Resident Ron Smith inquired about the apparent discrepancy between the zoning classification of his parcel (Rural Residential) and its tax classification (Agriculture). Attorney Rolfe noted that the two classifications are independent of one another, are determined by two different authorities, and are used for two different purposes. The zoning classification under current discussion is determined by the Township which deals with land use.

Resident Jerome Fulton raised three issues for discussion at the hearing:

1. Mr. Fulton addressed the proposed zoning change (R2 to Rural Residential) for his property in Section 14, noted as C5 in the Public Notice. Mr. Fulton believes that R2 is the most appropriate classification for this parcel, given its proximity to the Village. Attorney Rolfe noted that the R2 classification is inconsistent with the Master Plan. (Note: this parcel was further discussed after the Public Hearing closed. See below.)
2. Mr. Fulton noted that the PUD provisions were proposed to be eliminated from the Ordinance and wondered if there were proposed alternate provisions. Attorney Rolfe noted that the Planning Commission favored the elimination of PUD provisions due to their complexity and interpretation difficulties regarding bonus densities. Attorney Rolfe noted that provisions in Open Space Preservation/Clustering Development section of the proposed Ordinance provided similar opportunities to preserve open space consistent with intentions in the current PUD section of the Ordinance.
3. Mr. Fulton questioned the construction of a new home in Section 14 on a parcel shown on the current Zoning Map to be an I-1 classification. Based on the information available at the meeting, it appears that the parcel in question is actually zoned Rural Residential and incorrectly noted as I-1 on the current Zoning Map. This will be confirmed and the map appropriately adjusted.

As there were no more questions from the attendees, Len Jaworski proposed, with support from Ken Hovenkamp, to close the Public Hearing at approximately 8:10 pm.

Motion carried 5-0.

As noted above, discussion continued on questions raised during the Public Hearing concerning parcels noted in the Notification as A7 (Beaty) and C5(Fulton).

Regarding A7(Beaty) : as the parcel in question is essentially surrounded by agricultural parcels, the Commission favored recommending that the A7 (Beaty) parcel be classified from its current transitional Ag classification to Ag 1.

Regarding C5 (Fulton): After much discussion, it was determined that the Commission should carefully reevaluate the Master Plan designation of the C5 (Fulton) and surrounding parcels as Rural Preservation. The zoning of the C5 (Fulton) parcel and surrounding parcels should retain their current zoning classification until reevaluation is complete. The Zoning classification and Master Plan classification may then be proposed to be harmonized.

After completion of all discussion, a recommendation was made by Len Jaworski and supported by Dave Aubry to recommend approval of the Text and Map updates detailed in the Public Notice and Hearing to the Township Board with the two following exceptions:

1. A7 (Beaty) parcel be classified from its current transitional Ag classification to Ag 1.
2. The zoning of the C5 (Fulton) parcel and surrounding parcels should retain their current zoning classification until reevaluation is complete. The Zoning classification and Master Plan classification may then be proposed to be harmonized.

Motion carried 5-0.

OLD BUSINESS

- a. Continuing Discussion: possible zoning map and text updates for residential zones.

Discussion was postponed pending feedback from the Township Board regarding the recommendations from tonight's meeting.

REPORT FROM THE TOWNSHIP BOARD

Ken Hovenkamp updated the Commission on activities of the Board including noxious weed control in the Township.

REPORT FROM THE ZONING BOARD OF APPEALS

No report was received.

MEMBER'S TIME AND TOWNSHIP ATTORNEY TIME

Vice Chair Reno noted the grass roots actions to consolidate local governmental units in Douglas and Saugatuck.

With no further business, Vice Chairman Reno adjourned the meeting at 8:30pm.



Respectfully Submitted

Charles Bibart

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