

**VILLAGE OF SCHOOLCRAFT
DOWNTOWN DEVELOPMENT AUTHORITY
AUGUST 5, 2009**

The Regular Meeting of the Downtown Development Authority was called to order by Chairperson Jim MacPhee at 8:00 a.m.

ROLL CALL:

Present: Chairperson Jim MacPhee, Rich Peart, Loren Warfield, Dale Miller, Jim Stampler and Deb Reynolds.

Absent: Rob Swarts.

Also Present: Village Manager Cheri Lutz, Tim Brown, Dan DeVries.

DETERMINATION OF QUORUM:

A quorum was present.

APPROVAL OF MINUTES:

Motion by Peart, seconded by Miller, to approve the minutes as presented. All aye.

PUBLIC HEARINGS:

None.

OLD BUSINESS:

- a) Planning Commissioners Tim Brown and Dan DeVries appeared before the DDA to present information regarding Open Air Markets in the CBD.

Commissioner Brown had the following comments:

- He stated that the Planning Commission has been discussing the possibility of allowing Open Air Sales in the CBD.
- He stated that the Planning Commission does wish to assist business development when possible.
- He stated that some members of the Planning Commission want to make the concept work, and other members of the Planning Commission do not.
- He stated that Open Air Markets are currently allowed in the B-2 District, and that they are considered high intensity uses.
- He stated that there some drawbacks to the idea because the Planning Commission cannot spot zone to allow for one particular property within a zoning district.
- He stated that the Open Air Markets could potentially range from flea markets to nursery sales.
- He stated that the B-1 District is not suitable for a Farmer's Markets due to its low intensity use, and proximity to residential homes.

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- He stated that Open Air Markets typically do not make a good impression on passing motorists, and may not be aesthetically appealing.

DDA BOARD COMMENTS:

Jim Stamper had the following comment:

- He stated that he does not feel that Open Air Businesses/Farmers Market should be able to sell products that he is not allowed to sell as part of his business.

Deb Reynolds had the following comment:

- She asked what constitutes an Open Air Market, and asked what kinds of things could be sold at one?

Jim MacPhee had the following comments:

- He asked if Mr. Blodgett owns other property that could be used to promote his nursery sales?
- He stated that he is opposed to the Eliza/Grand Street location for Open Air Sales.
- He stated that he is opposed to opening up OpenAir/Farmer's Markets to individuals who do not contribute to the community, and that it creates direct competition with established businesses in the community.
- He stated that he is concerned about location of a Farmer's Market in a residential area such as Burch Park.
- He stated that there may be a place for a Farmer's Market however, the main business district is not the place.
- He stated that there are other options for a potential applicant such as permits, temporary permits, and variances.

Loren Warfield had the following comments:

- He stated that the Village Council has discussed the possibility of a Village run Farmer's Market.
- He stated that he does not like the idea of a Farmer's Market on Grand Street.
- He stated that the Council is neutral and will wait to hear comments from the Planning Commission and DDA.
- He stated that the latest recession is the reason for open store fronts, and that he has faith that they will be full again.
- He stated that he would not support an Open Air Market concept to fill a store.

Dale Miller had the following comment:

- He stated that parking would be an issue in the CBD.

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Rich Peart had the following comment:

- He stated that he is for any business that comes to town.
- He stated that the placement of a Farmer's Market would create high traffic volumes.
- He stated that parking would be a problem.

Commissioner Brown had the following comments:

- He stated that Outdoor Sales consists of goods that are for sale outside of a business, and they may be seasonal or annual.
- He stated that Mr. Blodgett does have other options for placement of outdoor sales but does not wish to use them.
- He stated that the Farmer's Daughter Country Store would be a good location, and that it is in the B-2 District.
- He stated that the Planning Commission cannot change a zoning ordinance because a property owner wants a specific business there, and that it would be poor planning on the part of the Planning Commission to do so.
- He stated that good planning requires a specific number of parking spaces, and that the Planning Commission does not have the authority to waive Zoning Ordinance requirements.
- He stated that businesses get frustrated with the Planning Commission, and that the Planning Commission gets frustrated with businesses.
- He explained that the provisions of the Zoning Ordinance must be enforced unilaterally and objectively.

Commissioner DeVries had the following comment:

- He stated that that there is a provision to allow the sales of Christmas Trees but not allow the sale of living trees, and that it does not make sense to him

Chairperson MacPhee thanked everyone for their comments.

b) Ms. Debbie Jensen of M.C. Smith & Associates appeared before the DDA to present the preliminary engineering concept for Phase II & III of the Streetscape Project as follows:

- Phase II goes from South Street to Holmes Street.
- Phase III goes from Cass Street to Lyon Street.
- She stated that the minimum match for funding would be from 40% to 50%.
- She stated that irrigation, decorative signage, and professional fees would not be grant eligible.
- She stated that grant applications are reviewed quarterly.

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- She stated that MDOT does not pay upfront funds for a project, and the Village would be required to pay for the project, and then be reimbursed by MDOT.

DDA BOARD COMMENTS:

Loren Warfield had the following comments:

- He asked who would own the decorative street poles.
- He asked if the plants would be irrigated.

Rich Peart had the following comment:

- He stated that he would be concerned about the decorative fencing as it relates to snowplowing.

Jim MacPhee had the following comments:

- He stated that is the architects job to maximize a project, but that it was the Village's responsibility to balance the project with a realistic budget.
- He asked if the brick pavers and decorative fencing would be minimized?
- He asked if lights could be small or spaced further apart?
- He stated that the Village would not want the project to be minimized to a point where it appears cheap.

OTHER COMMENTS:

Tim Brown had the following comments:

- He asked if the DDA had considered doing the north side of town first due to the fact that the Comprehensive Land Use Plan shows commercial development going north.
- He commended the DDA for their good work.

Jim MacPhee had the concluded the discussion as follows:

- He stated that the DDA wants to both Phase II & III at the same time as funding may not be available in upcoming years.
- He suggested that an ad-hoc committee review the plans, make recommendations for changes, and present changes to the DDA at a future meeting.

- c) The proposal from Prudential Nursery regarding replacement trees and tree trimming in the CBD was discussed.

Motion by Warfield, seconded by Peart, to approve the bid for tree replacement and tree trimming in the CBD to Prudential Nursery in the amount of \$2075.00. All aye.

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- d) The memorandum from Michael Bippley regarding signage on Grand Street was discussed.
- e) Village Manager Cheri Lutz discussed the purchase of new flags and poles for the CBD.

Motion by Warfield, seconded by Miller, to approve the purchase of new flags and poles for the CBD. All aye.

ADJOURNMENT:

The meeting was adjourned at 9:14 p.m.

Cheri M. Lutz, Recording Secretary

Jim MacPhee, Chairperson