

**VILLAGE OF SCHOOLCRAFT
PLANNING COMMISSION
SEPTEMBER 14, 2009**

The Regular Meeting of the Planning Commission held at 442 N. Grand Street, Schoolcraft, Michigan was called to order by Chairperson Brown at 7:04 p.m.

ROLL CALL:

Present: Chairperson Tim Brown, Commissioners Gunnett, Rozeboom, Pfof and Vestal.

Absent: Harden, DeVries.

Also Present: Village Manager Cheri Lutz, Craig Sisk.

APPROVAL OF MINUTES:

Motion by Gunnett, Seconded by Pfof, to approve the minutes of the Regular Meeting of July 13, 2009, as presented. All aye.

PUBLIC HEARINGS:

None.

UPDATE ON VILLAGE ACTIVITIES:

- a) Minutes of the July 6, 2009, August 3, 2009, Village Council were reviewed for file.
- b) Minutes of the April 2, 2009, DDA were reviewed for file.

UNFINISHED BUSINESS:

Discussion took place regarding an ordinance amendment to allow Open Air Markets and/or Farmers Markets in the B-1 District.

Commissioner Brown had the following comments:

- He stated that the DDA does not feel there would be a benefit to the community to allow Open Air Sales/Farmers Markets in the CBD.
- He stated the DDA was in overall agreement with Open Air Markets in the B-2 District.
- He stated the DDA is concerned about parking issues.

Commissioner Vestal had the following comments:

- He asked if the DDA had issues with the proposed site or the concept.
- He stated that a Farmers Market would bring people to the community.
- He asked if the Farmers Market would be run by the municipality.

Commissioner Gunnett had the following comments:

- He stated that the Village would need a proper location with adequate parking.
- He stated that he is concerned about traffic congestion, vehicle and pedestrian safety.

- He stated that he is not in favor of Open Air Markets in the B-1 or Central Business District.
- He stated that Open Air Markets would be difficult and time consuming to enforce.

Commissioner Brown called for concluding comments as follows:

Commissioner Pfost had the following comments:

- She stated that the Village of Richland has a Farmers Market once a week, and that it is very successful.
- She stated that since the DDA does not support a Farmers Market, the Council will likely support the opinion of the DDA

Commissioner Rozeboom had the following comment:

- He stated that he does support Open Air Sales in the B-1 District with a stipulation that it is part of a permanent structure.

Commissioner Pfost had the following comment:

- She stated she does not support Open Air Sales in the B-1 District.

Commissioner Gunnett had the following comment:

- He stated that a possible location could be the vacant lot across from the Krum Center.

Commissioner Brown had the following comments:

- He stated that it appears there is not an interest from the majority Planning Commissioners to allow Open Air Sales in the B-1 District.
- He stated that the Village Council wants input from the Planning Commission regarding Farmers Markets.
- He stated that the Planning Commission supports the concept of a Farmers Market, and that it should be administered by the Village of Schoolcraft.
- He asked the Village Manager to find out if the zoning would need to be changed to accommodate a community event such as a Farmers Market.

NEW BUSINESS:

The memorandum from Bruce Dean of AGS regarding Front Yard Parking was discussed.

Commissioner Comments as follows:

Commissioner Brown had the following comments:

- He stated that there are a number of homes in the community that are using their front yard for vehicular parking.
- He stated that the current ordinance states that you cannot park in your “required” front yard.
- He stated that the required front yard set back for residential homes is 30’.
- He stated that in some cases, there are homes that are set back more than 30’ , and that the property owner could conceivably park in the grassy area of their front yard.
- He stated that most municipalities do not allow front yard parking.
- He stated that AGS recommends taking the work “required” out of the existing ordinance so that all front yard parking is prohibited.
- He stated that the Planning Commission may wish to allow an improved pad for additional parking.

The Planning Commission was in agreement that all front yard parking should be prohibited, and requested that a zoning ordinance change be made in the fall to reflect this change.

The meeting was adjourned at 8:12 p.m.

Cheri M. Lutz, Recording Secretary

Tim Brown, Chairperson