

**VILLAGE OF SCHOOLCRAFT
PLANNING COMMISSION
SPECIAL MEETING
JULY 25, 2011, 2011**

The Special Meeting of the Planning Commission held at 442 N. Grand Street, Schoolcraft, Michigan, was called to order by Chairperson Tim Brown at 7:00 p.m.

ROLL CALL:

Present: Chairperson Brown, Commissioners Gunnett, Graber, Rozeboom, Willis, Schmitt and Pfof.

Absent: None.

Also Present: Village Manager Cheri Lutz, Bill Koopsen, Adrian Koopsen, Tim Stewart, Dorothy Clark, Dr. David Habecker, Nadia Habecker, Russel Barnes, and Russell Lee Barnes.

APPROVAL OF MINUTES:

None.

PUBLIC HEARINGS:

The Public Hearing was opened at 7:01 p.m. for the purpose of hearing public comment regarding the proposed Special Use Permit request from Mr. Bill Koopsen and Mr. Adrian Koopsen, to allow two (2) drive through units for a proposed retail building to be constructed at 531 N. Grand Street.

Public Comments:

Dr. David Habecker stated that he was supportive of the proposed project however, he does have concerns regarding excessive noise from the drive through speakers, he does not want overflow parking in his business parking lot, and does not want litter from the proposed unit on his property.

The Public Hearing was closed at 7:07 p.m.

Commissioner Comments:

Commissioner Brown had the following comment:

- He noted that the current zoning ordinance does allow drive throughs in the B-2 District.

Commission Gunnett had the following comment:

- He stated that he would like to know where the drive through speakers would be placed and what their level of amplification would be before approving the Special Use Permit request.

VILLAGE OF SCHOOLCRAFT
PLANNING COMMISSION
SPECIAL MEETING
JULY 25, 2011
PAGE 2--

Motion by Graber, seconded by Willis, to approve the Special Use Permit request of Mr. Bill Koopsen and Mr. Adrian Koopsen.

Ayes: Schmitt, Graber, Rozeboom, Willis, Pfof, Brown.
Nays: Gunnett.

UPDATE ON VILLAGE ACTIVITIES:

None.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

Mr. Bill Koopsen, Mr. Adrian Koopsen and Mr. Tim Stewart appeared before the Planning Commission to request site plan approval for a proposed four (4) unit retail store to be located at 531 N. Grand Street.

Mr. Tim Stewart had the following comments:

- The proposed building is approximately 5,000 square feet.
- The north and south ends of the building will have drive through windows.
- The signage will be for a digital message board.
- The developer will be requesting three variances for relief of setback requirements, signage, and lighting.

Commissioner Comments:

Commissioner Brown had the following comments:

- He stated the applicant had complied with written comments from AGS and Prein and Newhof.
- He requested a copy of the Record of Easement for file.
- He stated that the LED Message Board cannot be a constant moving message board, and that the message could change one time per day.
- He stated that the site plan is compliant with the Village's Zoning Ordinance.

Commissioner Gunnett had the following comments:

- He questioned that placement and volume of the speakers.
- He expressed his concern about the impact of glare from cars entering the premises.
- He questioned the exact number of parking spots.
- He expressed concern about left turn lane on Grand Street.
- He expressed concern about high traffic including foot traffic on Grand Street.

VILLAGE SCHOOLCRAFT
PLANNING COMMISSION
SPECIAL MEETING
JULY 25, 2011
PAGE 3--

Commissioner Pfost had the following comments:

- She expressed her concern about the turn lanes on Grand Street.
- She stated that the left hand turn lane could cause traffic concerns in a heavy traffic area.
- She stated that generally, people will use the exit to Lyons Street.
- She expressed her concern regarding hours of operation.

Mr. Tim Stewart had the following comments:

- He stated that 42 spaces have been allowed for parking, and that the Village's Zoning Ordinance requires 37 spaces.
- He stated that the existing drive to Grand Street does not require MDOT approval.
- He stated that retail uses of the building will likely be low volume, and that motorists will likely use the Lyon Street exit.

Motion by Graber, seconded by Rozeboom, to approve the proposed site plan.

Ayes: Schmitt, Graber, Rozeboom, Willis, Pfost, Brown.

Nays: Gunnett.

Discussion took place regarding the variance request related to the approved site plan as follows:

1. To allow relief from the front and rear setback requirements from 60' to 48' and 25' respectively as required in Section 62-454 (2a).

Mr. Tim Stewart had the following comments:

- He stated that the property is undevelopable for the proposed use due to front and rear setback requirements.
- He stated that the future Land Use Plan delineates the property out for commercial use.

Motion by Graber, seconded by Pfost, to recommend approval of relief from front and rear setback requirements to the Zoning Board of Appeals.

Ayes: Graber, Rozeboom, Willis, Pfost, Brown.

Nays: Gunnett.

Abstain: Schmitt.

VILLAGE OF SCHOOLCRAFT
PLANNING COMMISSION
SPECIAL MEETING
JULY 25, 2011
PAGE 4—

2. To allow the construction of a freestanding pylon sign that is 86.626 square feet in size, 6.6 square feet greater than the maximum of 80 square feet as required in Section 62-487 (2b).

Mr. Tim Stewart had the following comments:

- He stated that proposed sign has a LED lighting panel with a changing message board.
- The stated the message board will not flash, show colors or temperatures.
- He stated that the message board will be a moving message changing not more than one time a day.

Commissioner Comments:

Commissioner Gunnett stated that he supports consistency in Planning Commission decisions, and that the applicant has not demonstrated a unique hardship.

Motion by Pfof, seconded by Gunnett, to recommend denial for relief of sign ordinance requirements to the Zoning Board of Appeals.

Ayes: Gunnett, Graber, Rozeboom, Willis, Pfof, Brown.
Abstain: Schmitt.

3. To allow relief from lighting requirements as required in Section 62-75 (a,b), to allow existing lighting to remain.

Mr. Tim Stewart had the following comments:

- He stated that the existing lights are owned by AEP, and that they provide good illumination.
- He stated that he does not know the intensity of the existing lighting.

Motion by Rozeboom, seconded by Gunnett, to recommend denial of relief for lighting requirements unless the existing lights are in compliance with the zoning ordinance.

Ayes: Gunnett, Graber, Rozeboom Willis, Pfof.
Nays: Brown.
Abstain: Schmitt.

VILLAGE OF SCHOOLCRAFT
PLANNING COMMISSION
SPECIAL MEETING
JULY 25, 2011
PAGE 5--

ADJOURNMENT:

The meeting was adjourned at 8:20 p.m.

Cheri M. Lutz, Recording Secretary

Tim Brown, Chairperson