

**VILLAGE OF SCHOOLCRAFT
PLANNING COMMISSION
NOVEMBER 12, 2012**

The Regular 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, Willis, Schmitt, Rozeboom and Pfof.

Absent: None.

Also Present: Village Manager Cheri Lutz, Tamara Paul and Shelby Paul.

APPROVAL OF MINUTES:

Motion by Schmitt, seconded by Rozeboom, to approve the minutes of the Regular Meeting of July 9, 2012, as presented. All aye.

PUBLIC HEARINGS:

None.

UPDATE ON VILLAGE ACTIVITIES:

- a) Minutes of the Regular Meetings of the Village Council from July 2, 2012, through October 15, 2012, were reviewed for file.
- b) Minutes of the DDA of April 5, 2012, through September 6, 2012, were reviewed for file.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

- a) Motion by Pfof, seconded by Schmitt, to approve the 2013 Planning Commission Meeting Schedule as presented. All aye.
- b) Ms. Tamara Paul appeared before the Planning Commission to request approval for massage therapy business at her home located at 507 ½ N. Grand Street with the following comments:

- She is a certified massage therapist.
- She is in the process of receiving state board certification.
- She state there would be no noise or fumes associated with her business.

Commissioner Brown had the following comments:

- He stated that the Planning Commission wants assurance that that massage therapy will adhere to therapeutic massages.
- He stated that there can be no additional traffic or signage associated with the business.

Commissioner Schmitt had the following comments:

- He stated that he has reviewed the ordinance and does not think that a home based massage therapy business would negatively impact the intent of the ordinance.
- He stated that he supports the request of Ms. Tamara Paul for home based massage therapy.

Commissioner Pfost stated that she is conflicted about allowing a use to a rental unit, and restricting other uses to home owners.

Commissioners Graber and Rozeboom stated they support the massage therapy as a home based business.

By general consensus, the Planning Commission agreed to support a home based massage therapy business, and requested that Ms. Paul contact Bruce Dean of AGS to assure compliance with home based business requirements.

- c) Commissioner Brown discusses the septic failure at Schnauzer's Restaurant, and stated that lack of sanitary sewer in the long term will have a negative impact on the businesses in the Village. He stated that the Planning Commission needs to play a role to find solutions for the businesses.
- d) Discussion took place regarding site plan compliance for Mark's Auto Sales as follows:

Commissioner Brown had the following comment:

- He stated that he and the Village Manager have talked with the owner regarding the approved site plan and compliance issues.
- He stated that a business cannot use the site until all provisions of the site plan are in compliance.

Village Manager Cheri Lutz had the following comment:

- She stated that she has received complaints from other businesses regarding Current use of the site, and has turned to AGS for enforcement.

- e) Commissioner Brown briefed the Planning Commission regarding a request for a drive-through in the B-1 District with the following comments:
- He stated that a drive through is not allowed in the B-1 District for restaurants however, it is allowed as an incidental use to a business such as a pharmacy, dry cleaner, etc.

- He stated that there are a number of challenges that would need to be overcome to allow a drive through restaurant in the B-1 District such as traffic, proximity of location to residential homes, and noise levels.

Commissioner Pfof stated that she is opposed to a drive through in the B-1 District, and does not want the noise of loudspeakers.

Commissioners Schmitt and Gunnett stated they were opposed to the loudspeakers but would consider a drive up window without them.

Commissioner Brown had the following comments:

- He summarized the discussion by stating that by general consensus, the Planning Commission does not favor changing the zoning ordinance to allow for a drive through restaurant in the B-1 District.
- He stated there is a lot of community support for a coffee shop in the Village.
- He requested that the Planning Commission give some thought to ideas and concepts to allow a drive through restaurant in the B-1 District, and cited possibly, the classification of a restaurant with specific hours.

ADJOURNEMENT:

The meeting was adjourned at 8:45 p.m.

Cheri M. Lutz, Recording Secretary

Tim Brown, Chairperson