

**VILLAGE OF SCHOOLCRAFT  
PLANNING COMMISSION  
MEETING MINUTES  
JULY 14, 2008**

The Regular Meeting of the Planning Commission was called to order by Vice-Chairperson Harden at 7:00 p.m.

**ROLL CALL:**

Present: Vice-Chairperson Darrell Harden, Commissioners Pfost, Rozeboom, Robinson and Gunnett.  
Absent: Brown, Vestal.  
Also Present: Village Manager Cheri Lutz, Kerry Trombley, Moses Troyer.

**PUBLIC HEARING:**

The Public Hearing was opened at 7:34 by Vice-Chairperson Darrell Harden for the purpose of hearing public comment regarding the Special Use Permit Request of Speedway/Marathon for the renovation and expansion of a gasoline service station in the B-2 General Business zoning district.

Mr. Moses Troyer stated that he is concerned about the placement of drives along U.S. 131 as the southernmost drive is in close proximity to the drive at his business Dirtbuster Car Wash, and that he is concerned about safety of cars entering and exiting both businesses.

The Planning Commission requested that the site plan be modified if possible to Relocate the drive further north on Grand Street.

Public Hearing closed at 7:50 p.m.

Motion by Rozeboom, seconded by Pfost to recommend approval of the Special Use Permit of Speedway/Marathon for the renovation and expansion of a gasoline service station in the B-2 General Business zoning district with the stipulation that the following requirements have been met:

1. Drive width of 35 foot has been approved by the Zoning Board of Appeals.
2. Placement of the two ingress/egress drives by moved north if possible to accommodate the safety concerns of Mr. Troyer.
3. Curb cuts do not create a safety hazard, and is approved by the Planning Commission.
4. Raised curb at property line is approved by the Planning Commission.
5. All pumps have a minimum set back of 15 feet to property line.
6. Alternate screening method of board on board fence is approved by Zoning Board of Appeals.

7. Sale or storage of merchandise outside building is depicted on site plan, and applicant attests to traffic safety.
8. Exterior lighting plan is submitted using 1.0 or less footcandles, with no spillover lighting into roadways, that lighting is flush with canopied area, and that lighting is fully recessed with protective shields, and directed downwards.

**All aye.**

**APPROVAL OF MINUTES:**

Motion by Pfost, seconded by Harden, to approve the minutes of the Regular Meeting of June 9, 2008, with a typographical correction under Unfinished Business #1 Paragraph 2. All aye.

**UPDATE ON VILLAGE ACTIVITIES:**

None.

**UNFINISHED BUSINESS:**

1. The Planning Commission reviewed comments from the May 19, 2008, Zoning Board of Appeals regarding two Zoning Variance request for Speedway Marathon as follows:
  - To allow the installation of a 35 foot wide ingress/egress drives, five feet wider than the 30 foot maximum established in Section 17.31 U.4 of the Village Zoning Ordinance.

Motion by Rozeboom, seconded by Pfost, to recommend approval of the Variance request to the Zoning Board of Appeals. All aye.

**NEW BUSINESS:**

Mr. Kerry Trombley of Speedway/Marathon appeared before the Planning Commission to request recommendation of a site plan to the Village Council for construction and expansion of a gasoline service station in the B-2 General Business zoning district.

**Mr. Trombley had the following comments:**

- He stated that the dumpster enclosure and recycle shed will be made of the same materials as the primary building.
- He stated that the site plan complies with the existing sign ordinance.
- He stated that outdoor sales will be in three locations. Two locations will be to the right and left of the store entrance. Displays will be limited to 2" in length. Height will be restricted to allow clear vision of fueling dispensers.
- The third location for outdoor display will be to the north side of the building in the grassy area.

Motion by Commissioner Robinson, seconded by Commissioner Gunnett, to recommend site plan approval to the Village Council with the stipulation that the following requirements are met:

1. All conditions in the letter from AGS dated July 10, 2008, are met.
2. All conditions in the letter from Prein & Newhof dated July 2, 2008, are met.
3. All conditions in the letter from McKenna & Associates dated July 9, 2008, are met.
4. Set backs, location of adjacent properties, dimensions of accessory building, and type of fence be illustrated on the revised site plan.

**All aye.**

**ADJOURNMENT:**

The meeting was adjourned at 8:24 p.m.

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Cheri M. Lutz, Recording Secretary

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Darrell Harden, Vice-Chairperson