

Crockery Township

## **Special Planning Commission Meeting**

**January 8, 2018**

**(Approved)**

Vice-Chairman Ryan Arends called the Special Planning Commission Meeting to order at 4:43 P. M. Roll call was taken with Dave Meekhof, Jon Overway, Ryan Arends, Rich Suchecki, and Mike Munch present. Supervisor Leon Stille was also present for this meeting.

Commissioners Bill Sanders and Roy Holmes were absent.

There was one person present in the public gallery.

### **Agenda Item 2. Approval of the Agenda**

Approved as stands.

### **Agenda Item 3. Approval of Minutes**

Deferred to the January Regular Planning Commission Meeting.

### **Agenda Item 4. Announcements**

None.

### **Agenda Item 5. Communications**

None.

### **Agenda Item 6. Public Comment**

No public comments offered at this time.

## **Agenda Item 7. Action Items**

### **A. Murphy Investments – C-1 to C-3 Rezoning – Resolution of Intent to Hold a Public Hearing.**

The Planning Commission has received a request from Murphy Investments, Inc., to rezone parcel #70-04-15-300-048 (1.17 acres), located at 11999 Cleveland Street, from C-1 Neighborhood Commercial to C-3 Highway Commercial. The Commission notes the request is consistent with the Future Land Use Map found in the Township's current Master Plan.

Documents provided to the Commission for this public hearing include; (1) a Planning and Zoning Review by Z/A Robert Toland, dated January 8, 2018, discussing the proposed rezone, and (2) a detailed, prepared resolution for use in this matter.

**A motion** was made by Commissioner Rich Suchecki to open the public hearing in this matter. A 2<sup>nd</sup> was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

Supervisor Stille reviewed the information found in Mr. Toland's Planning and Zoning Review, and pointed out the subject parcel is already surrounded by C-3 Highway Commercial, due to a previous action by the Commission. The requested zoning change would allow for a Medical Marijuana Provisioning Center to exist, per the Township's Zoning Ordinance.

Mr. John Morgan was present to represent his business interest in the matter and supported the rezone proposal.

After hearing all public comment, Commissioner Mike Munch made **a motion** to close the public hearing. A 2<sup>nd</sup> was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the Commission.

After a brief discussion, Commissioner Rich Suchecki made **a motion**, via resolution, to recommend to the Township Board that parcel #70-04-15-300-048 be approved for a rezone from C-1 Neighborhood Commercial to C-3 Highway Commercial. A 2<sup>nd</sup> was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

## **Agenda Item 8. Presentations**

None.

**Agenda Item 9. Discussions**

None.

**Agenda Item 10. Adjournment**

A **motion** to adjourn was made by Commissioner Rich Suchecki at 4:49 P. M. A 2<sup>nd</sup> was offered by Commissioner Mike Munch. The motion was unanimously approved.

Respectfully Submitted,  
Jon C. Overway, Secretary  
Crockery Township Planning Commission

Next Regular Meeting – January 16, 2018  
Next Special Meetings - January 16, 2018 @ 6:30 P.M.

Crockery Township

**Regular Planning Commission Meeting**  
**January 16, 2018**  
**Approved Minutes**

Chairman Bill Sanders called the meeting to order at 7:32 PM. Roll call was taken with Dave Meekhof, Roy Holmes, Bill Sanders, Ryan Arends, and Rich Suchecki present. Secretary Jon Overway and Mike Munch were absent. Z/A Robert Toland was also present for this meeting.

**Agenda Item 2. Approval of the Agenda**

Action Items (7) and Presentations (8) were switched. Presentation 8B (now 7B), Melching – Proposed Site Plan was deleted and replaced with Meritus – Proposed Site Plan.

**Agenda Item 3. Approval of Minutes**

The Commission reviewed the minutes from the December 19, 2017 Regular Planning Commission Meeting. A **motion** was made to approve the minutes as written by Commissioner Ryan Arends. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. The motion was unanimously approved.

The Commission reviewed the minutes from the January 8, 2018 Special Planning Commission Meeting. A **motion** was made to approve the minutes as written by Commissioner Rich Suchecki. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. The motion was unanimously approved.

**Agenda Item 4. Announcements**

A. Township Board Report – Rich Suchecki

- 1) The recommendation to rezone Murphy Investments property from C1 to C3 (January 8 Special PC meeting) was approved by the Board.
- 2) The recommendation to amend the Zoning Ordinance (December 19 Regular PC meeting) was approved by the Board.

**Agenda Item 5. Communications**

None.

### **Agenda Item 6. Public Comment**

None offered at this time.

### **Agenda Item 7. Presentations**

#### A. Rick Brown – Multi-Family Dwelling

Prior to submitting an application, Rick Brown inquired of the feasibility of adding another unit to a multi-family dwelling on Main Street, Nunica and rezoning the parcel to R5 Village Mixed Use. The Commission advised the proposal agrees with the Comprehensive Plan, although there will be many factors to be considered in a formal review of an application(s).

#### B. Meritus Properties – New Building

Prior to ordering construction materials, Lawrence Duthler (Meritus Properties, LLC) and Richard Craig (Craig Architects, Inc.), inquired of adding another 12,000 square foot boat storage building to the marina on 120<sup>th</sup> Avenue. The Planning Commission had approved a 17,500 square foot building in recent months. A preliminary site plan was provided showing the proposed building adjacent to, and similar to the recently approved one. The Commission advised that nothing seemed out of order, but that any number of factors can arise during a formal Site Plan Review.

### **Agenda Item 8. Action Items**

#### A. Top Grade Aggregates/Grow Blue - SLU – Planned Mineral Removal

Top Grade Aggregates LLC, on behalf of Grow Blue LLC, has applied for a Special Land Use permit for a Planned Mineral Removal on parcels #70-04-04-100-018 and #70-04-04-300-007 (total of 163.3 Acres) located at 12601 Taft Street. This parcel is currently zoned Ag-2 Rural/Agricultural Preservation.

The Planning Commission originally considered this application on October 17, 2017 where issues were indentified resulting in the matter being **tabled** until the applicant can rectify said issues. A **motion** to take this Action Item from the table was made by Commissioner Roy Holmes. A 2<sup>nd</sup> was offered by Commissioner Ryan Arends. The motion was unanimously approved.

Further documents provided to the Commission for this action include; (1) a Michigan Department of Environmental Quality (DEQ) Site-Specific Review (SSR), registration

number 4930-20179-15, dated December 20, 2017, addressed to Marc Clark, Top Grade Aggregates, LLC. (2) a three page site plan and a pond cross section plan by Top Grade Aggregates LLC, 18838 130<sup>th</sup> Avenue Fruitport, Michigan, dated December 8, 2017, (3) a revised Project Narrative addressing issues, dated December 8, 2017, by Top Grade, LLC and Lakeshore Environmental, Inc., (4) a Planning and Zoning Review by Z/A Toland, dated January 16, 2018, (5) a review by Kevin S. Kieft, P. E., of Prein & Newhof, engineers for the Township, dated January 9, 2018, (6) a map showing proposed haul routes by Top Grade Aggregates, LLC, dated December 8, 2017 and (7) a copy of an email correspondence with Jody Carter at Ottawa County Road Commission, dated December 8, 2017.

Marc Clark and Ross Veltema from Top Grade were present for this review. A different driveway exiting the site westerly to 130<sup>th</sup> Avenue is being proposed. This will require truck traffic to traverse another parcel (70-04-05-400-002) also owned by Grow Blue, LLC. However, this parcel only touches the subject parcel(s) at the corner and will require an easement across a corner of an adjacent parcel wide enough for a driveway. Mr. Veltema stated he would obtain a recorded easement. Several other issues were discussed to the satisfaction of the Planning Commission.

Neighbors Brian and Molly Paggeot were present and stated that with the driveway change, they no longer object to the proposal.

The Planning Commission amended the original draft Resolution including the addition of five contingencies:

- 1) The Township will be provided with a copy of the easement required to construct a driveway westerly to 130<sup>th</sup> Avenue.
- 2) For this permit, the Planning Commission is reducing the setback requirement of 500 foot to 320 foot from any residence.
- 3) The Township acknowledges that typical truck traffic will be 8 to 10 truckloads per day and at times there may be peak traffic of 30 loads per day.
- 4) Per Township ordinance, hours of operation will be limited to 7:00 AM to 5:00 PM, Monday thru Friday. The hours of 9:00 AM to 3:00 PM on Saturdays are limited to maintenance only. There will be no operations on Sundays or legal holidays.
- 5) This permit will expire two years from the date of issuance.

After all parties have been heard and identified issues resolved, Commissioner Ryan Arends made a **motion** via **resolution** that the Planning Commission recommend to the Township Board, approval of the Special Land Use upon the terms and subject to the conditions stated in the Resolution. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. The motion was unanimously approved.

## **Agenda Item 9. Discussion Items**

None

**Agenda Item 10. Adjournment**

A **motion** to adjourn was made by Commissioner Roy Holmes at 8:55 PM. A 2<sup>nd</sup> was offered by Commissioner Ryan Arends. The motion was unanimously approved.

Respectfully Submitted,

David Meekhof, Vice Secretary  
Crockery Township Planning Commission

Next Regular Meeting – February 20, 2018

Crockery Township

## **Special Planning Commission Meeting**

**January 16, 2018**

**Approved Minutes**

One hour before the Regular Planning Commission Meeting, a Joint Work Session with members of the Township Board was held.

Planning Commission members Dave Meekhof, Roy Holmes, Bill Sanders, Ryan Arends and Rich Suchecki were present. Planning Commission members Jon Overway and Mike Munch were absent.

Board members Leon Stille, Kathy Buchanan, Judith VanBemmelen and Gordy Constantine were present.

Zoning Administrator Bob Toland was also present for this meeting.

Chairman Bill Sanders called the meeting to order at 6:30 PM.

The purpose of the meeting was due to the Planning Commission seeking guidance in developing objectives and for uniformity with the Board going forward into 2018. The topic of discussion centered on Future Land Use Map amendments and Zoning changes, specifically in the southwest quadrant of the Township. It was concluded that because of the unique physical characteristics of the southwest quadrant of the Township, more intensive planning is necessary and therefore a Sub Plan for the quadrant will be initiated.

The meeting was adjourned at 7:25 PM.

Respectfully Submitted,

David Meekhof, Vice Secretary  
Crockery Township Planning Commission