

Crockery Township
Regular Planning Commission Meeting
January 15, 2013
(Approved)

Chairman Bill Sanders called the January 15, 2013, Regular Planning Commission Meeting to order at 7:30 P.M. Roll-call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, Nancy Schindlbeck, and Mike Munch present. Z/A Robert Toland was also present for this session.

Agenda Item 2. Approval of the Agenda

Approved as submitted.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the January 8, 2013, Special Planning Commission Meeting. Commissioner Ryan Arends made a motion to accept the minutes as written. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

Agenda Item 4. Announcements

Commissioner Rich Suchecki advised the Board approved the Planning Commission's recommendation regarding D. J. McQuestion & Sons, Inc., planned mineral removal request.

Item 5. Communications

None.

Agenda Item 6. Public Comment

None offered at this time.

Agenda Item 7. Action Items

A. Ottawa County Road Commission – Public Hearing – Special Land Use.

Documents provided to the Commission for this hearing include; (1) a Planning and Zoning Review by Z/A Robert Toland, addressed to the Commission, dated January 15, 2013, (2) a Crockery Township Zoning Application, signed by Patrick J. Staskiewicz and dated November 19, 2012, (3) seven photographs, including two aerials, of the Township's State Road (water) Meter Station, showing parcel #70-04-18-100-036 and surrounding parcels, and the description of the antenna tower.

Mr. Patrick J. Staskiewicz, of the Ottawa County Road Commission, was present to explain the need for the antenna.

Mr. Staskiewicz explained the 51 foot tower was needed to replace an expensive (to operate), antiquated telephone communications system with a radio control system that would assist in operating the Townships water metering station. Mr. Staskiewicz stated the tower is a relatively simple pole design, fixed to a wooden support. No lights are necessary to mark the antenna tower. Multiple copies of the location and tower design were supplied to the Commission.

Mr. Toland and Commissioner Suchecki advised they had been contacted by nearby residents and a business owner, Mr. Dave McKenzie of Hortech, who had inquired if the antenna tower was to be lighted and if so they would have further concerns. It was determined that the tower need not be lighted and there is no plan to do so, according to Mr. Staskiewicz.

Chairman Bill Sanders asked for public comment. None was offered.

After all discussion was complete, and all interested parties heard, **a motion** was made by Commissioner Nancy Schindlbeck to adopt a resolution to approve the Special Land Use request by the Ottawa County Road Commission for a 51 foot antenna tower to be located on parcel #70-04-18-100-036, 14310 State Road, at the Township's water meter station. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved by the commission.

B. Groenink's Elevator and Hardware – Site Plan Amendment.

Documents provided to the Commission for this site plan review include; (1) a review memo from Kevin S. Kieft, P.E., of Prein & Newhof, dated January 7, 2013, addressed to Z/A Toland with comments, (2) a letter from Architect Brock Hesselsweet to Z/A Toland, Dated January 2, 2013, discussing the impacts of the project, (3) a site plan by Brock Hesselsweet AIA, 14250

Cricklewood Drive, Grand Haven, Michigan, 49417, dated 12-26-2012, CAD Operator D. Zimmerman, Design by B. Hesselsweet, (4) a notice from Mr. Paul Geerlings, Ottawa County Drain Commissioner, dated October 19, 2012, granting drainage approval, (5) a review memo from Kevin S. Kieft, P.E., of Prein & Newhof, dated September 26, 2012, addressed to Ms. Gail Botbyl, Ottawa County Drain Commission, with comments, (6) a letter from Jody Carter, Ottawa County Road Commission, addressed to Z/A Toland, dated April 11, 2012, with comments, and (7) a letter from Z/A Toland to Mr. John Groenink, dated April 20, 2012, discussing the initial site plan submission.

Mr. John Groenink, of Groenink's Elevator and Hardware, was present to represent the interest of his business, as well as, Mr. Brock Hesselsweet, project architect for Mr. Groenink.

Mr. Toland provided a lead-in to the discussion recounting the prior contacts with the Planning Commission and the Zoning Board of Appeals regarding this proposed project. Mr. Toland advised Mr. Groenink had been successful in obtaining several variances, as granted by the ZBA. Mr. Toland further stated the site plan, as presented for this review, largely met the conditions set by the Township.

The Commission reviewed the documents provided and Mr. Groenink and Mr. Hesselsweet answered questions posed by the Commission and Mr. Toland.

Mr. Hesselsweet indicated the lighting located over the entry/exit (man) doors are designed to light in case of an emergency and are not designed to operate for general lighting purposes.

Mr. Hesselsweet will provide Mr. Toland with the storm water retention basin engineering, designed by Westshore Consulting.

After all discussion was complete and all interested parties heard, **a motion** was made by Commissioner Ryan Arends to approve the site plan amendment for Groenink's Elevator and Hardware, as presented, and contingent upon Mr. Toland receiving the storm water basin engineering documents. A 2nd was offered by Commissioner Nancy Schindlbeck. The motion was unanimously approved by the Commission.

After this site plan review was complete, the neighbors located immediately to the west of the proposed structure, asked if the landscaping measures approved could be foregone. The neighbors advised the planting may prevent vehicular access to their back yard. They further stated they were concerned tree roots may invade their septic drain-field. The Commission indicated the landscaping provisions could not be foregone, however, spacing of the plantings could be arranged to accommodate their concerns.

Crockery Township
Special Planning Commission Meeting
January 29, 2013
(Approved)

Chairman Bill Sanders called the January 29, 2013, Special Planning Commission Meeting to order at 7:30 P.M. Commissioners present for this work session were Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, and Mike Munch. Z/A Robert Toland was also present for this meeting. Commissioner Nancy Schindlbeck was absent.

Agenda Item 2. Approval of the Agenda

None

Agenda Item 3. Approval of Minutes

None.

Agenda Item 4. Announcements

None.

Item 5. Communications

None.

Agenda Item 6. Public Comment

None, no members of the public present.

Agenda Item 7. Action Items

None.

Agenda Item 8. Presentations.

None.

Agenda Item 9. Discussion Items

Commissioners and Mr. Toland continued the process of reviewing the 1st draft of the Township's updated Comprehensive Plan. The review progressed through all of Chapter 6, pages 55 through 76. A number of mapping and language suggestions were made. This process will be continued at the earliest opportunity.

Agenda Item 10. Adjournment

A motion to adjourn at 9:50 P.M. was made by Commissioner Rich Suchecki. Commissioner Mike Munch offered A 2nd. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Meetings: Regular Session – February 19, 2013
Special Session - February 26, 2013