

Crockery Township
Regular Planning Commission Meeting
September 18, 2012
(Approved)

Agenda Item 1. Call to Order – Roll Call

Vice Chairman Ryan Arends called the September 18, 2012, Regular Planning Commission Meeting to order at 7:28 P.M. Roll call was taken with Commissioners Dave Meekhof, Ryan Arends, Nancy Schindlbeck and Mike Munch present. Commissioners Jon Overway, Bill Sanders and Rich Suchecki were absent. Z/A Robert Toland was also present for this session.

Agenda Item 2. Approval of the Agenda

Approved as stands.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the August 21, 2012, Regular Planning Commission Meeting. Commissioner Nancy Schindlbeck made a motion to accept the minutes as written. Commissioner Mike Munch offered a 2nd. The motion was unanimously approved.

Agenda Item 4. Announcements

None.

Item 5. Communications

The Commissioners received a first draft of the newly updated Comprehensive Plan to be reviewed and edited.

Z/A Robert Toland informed the Commission that Doug Stalsonburg of Exxel Engineering, Inc. representing David Ducham of Autopro, Inc. (see Aug. 21, 2012 Planning Commission minutes), made an appeal for a variance to the ZBA and may be present for the September 25th Planning Commission work session with an alternative proposal.

Agenda Item 6. Public Comment

Ms. Joanne Brownlee, of 17290 Woodland Lane addressed the Commission, inquiring why after the Township accommodated her request to rezone parcel #70-04-20-100-00, located at 16754 136th Avenue, from R-1 to C-1 (see Planning Commission Sept. 30, 2011 minutes), the Township Ordinance concerning property improvement and change of use needed to be complied with. The Commission attempted to explain that rezoning and ordinance compliance are two separate issues.

Agenda Item 7. Action Items

A. Public Hearing – John and Amber Flynn, Special Land Use, Residential Pond

John and Amber Flynn of 6289 Heights Ravenna Rd. has submitted a Special Land Use application to expand, deepen and improve a pond on parcel #70-04-10-400-004, currently vacant and zoned AG-2 Rural Agricultural Preservation, located at 11701 State Rd. Documents provided to the Commission for review included; (1) A memo from Z/A Mr. Toland to the Commission dated September 18, 2012, providing a brief description and comments. (2) An Ottawa County GIS map depicting the property and surrounding area with a print date of August 7, 2012. (3) A Crockery Township Zoning Application Form dated February 1, 2011. (4) A notice of authorization from the Michigan Department of Natural Resources and Environment (DNRE), permit number 10-70-0084-P, issued on Dec. 10, 2010 and expiring on Dec. 10, 2015; which included sketches of the proposed pond along with a dock and boardwalk.

Vice Chairman Ryan Arends opened the Public Hearing.

Mr. Toland provided a lead-in to the request and stated that Prein and Newhof (Township Engineer) did not review this plan, nor needed to, because the DEQ (former DNRE) will be doing the final inspection.

Vice Chairman Ryan Arends opened public comment.

George Langlois of 11368 States Rd. (neighbor) expressed approval of the pond proposal.

Amber Flynn (applicant) informed the Commission that she/they recently gained a Soil Erosion and Sedimentation permit from the Ottawa County Drain office, and submitted a copy to the Commission.

Vice Chairman Ryan Arends closed public comment.

It was agreed that with DEQ involvement, the escrow submitted with the application would suffice as a performance bond. The Commission found the proposal to be straightforward and could not find any conflict with the Township Ordinance. Commissioner Dave Meekhof made a motion to approve the requested Special Land Use permit for the expansion and improvement, in accordance with the DNRE, of a residential pond located at 11701 State Road, parcel #70-04-10-400-004. Commissioner Mike Munch offered a 2nd. The motion was unanimously approved.

B. Turnstone LLC. (Doug Meekhof) – Site Plan Amendment

Mr. Doug Meekhof was not present. It is assumed he would prefer to present and explain his proposal. The item was left tabled.

Agenda Item 8. Presentations

None

Agenda Item 9. Discussion Items

Due the high number of absences, the Commissioners agreed to withhold discussion on the Comprehensive Plan update.

Agenda Item 10. Adjournment

A motion to adjourn at 8:11 P.M. was made by Commissioner Mike Munch. Commissioner Nancy Schindlbeck offered a 2nd. The motion was unanimously approved.

Submitted by,

David Meekhof, Vice Secretary
Crockery Township Planning Commission

Next Meetings: Regular Session - October 16, 2012
Work Session - September 25, 2012

Crockery Township
Special Planning Commission Meeting
September 25, 2012
(Approved)

Chairman Bill Sanders called the September 25, 2012, 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 Nancy Schindlbeck and Mike Munch. Z/A Robert Toland was also present for this meeting.

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

Mr. Dave Ducham of Auto Pro Sales/Service was present. Mr. Ducham has recently appeared before the Planning Commission and the Township's ZBA regarding a site plan review and a dimensional variance request regarding the display of automobiles for sale within the 110 foot set-back. Mr. Ducham's business is located along M-104 and is affected by the Overlay set-back provisions. Essentially, Mr. Ducham has sought to utilize a paved area within the setback, originally approved as an (allowable) access drive, for display of motor vehicles for sale. The Planning Commission has advised Mr. Ducham this would be contrary to the M-104 Overlay District ordinance provisions, which was subsequently affirmed by the Township's ZBA.

Mr. Ducham is now asking for the Planning Commission to consider an amendment to the M-104 Overlay District Ordinance that would allow him to park vehicle for sale within the 110 foot

set-back. Mr. Ducham indicated he does not wish to make other improvements to his property until this matter is considered and prefers an expedited answer.

The Commission indicated its willingness to look at options, however, Mr. Ducham was advised this was a complicated request, and would have to be considered according to required, normal procedures and that no “quick fix”, if any, was in the offering.

Agenda Item 7. Action Items

None.

Agenda Item 8. Presentations.

None.

Agenda Item 9. Discussion Items

Commissioners and Mr. Toland began the process of reviewing the 1st draft of the Township’s updated Comprehensive Plan. The review progressed through page 27 of the document with several mapping and language suggestions being made. This process will be continued at the earliest opportunity.

Agenda Item 10. Adjournment

A motion to adjourn at 10:02 P.M. was made by Commissioner Rich Suchecki. Commissioner Dave Meekhof offered A 2nd. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Meetings: Regular Session – October 16, 2012
Special Session - October 30, 2012