

**Crockery Township**  
**Regular Planning Commission Meeting**  
**January 17, 2012**  
**(Approved)**

Chairman Bill Sanders called the January 17, 2012, Regular Planning Commission Meeting to order at 7:29 P.M. Roll-call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Rich Suchecki, Ryan Arends, and Dimitri Apostle present. Commissioner Jean Deckert was absent. Z/A Robert Toland and Attorney James R. Brown were also present for this session.

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

It was noted the December 20, 2011, Regular Planning Commission Meeting minutes were previously approved.

**Agenda Item 3. Approval of Minutes**

The Commission reviewed the minutes from the December 27, 2011, Special Planning Commission Meeting. Commissioner Dave Meekhof made a motion to accept the minutes as written. A 2<sup>nd</sup> was offered by Commissioner Rich Suchecki. The motion was unanimously approved.

**Agenda Item 4. Announcements**

Commissioner Rich Suchecki reported the Board had investigated replacing the windows in the Township Hall, however, it proved to be more expensive than the Board had anticipated, therefore, the window replacement project is on hold. The Board is taking suggestions regarding other building improvements that might be considered.

**Item 5. Communications**

None.

**Agenda Item 6. Public Comment**

Mr. Mike Murphy, of Murphy Investments, requested the Township consider allowing individuals to submit their own site-plans for proposed projects, instead of requiring a certified person/firm to do so, therefore creating a savings for the person submitting the plan. Mr. Brown

advised language has been drafted to allow just that, providing the person submitting has sufficient skills to deliver an acceptable site-plan.

Mr. Kevin Van Singel, who owns a business adjacent to M-104, asked the Commission to consider allowing multiple uses on a single parcel of property. The Commission was open to discussing this position as a part of the ordinance amendments to be considered at tonight's public hearing.

Mr. Mike Murphy, of Murphy Investments, would like the Commission to consider limited sales display areas on grass surfaces. The Commission will consider the idea at some point in the future.

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

#### **A. Public Hearing – Zoning Ordinance Amendments – Group 3, Draft #4, Agricultural and Recreational Ponds, Special Land Uses, and Other Matters.**

Chairman Bill Sanders opened the public hearing and welcomed public comment.

Attorney James R. Brown provided the Commission with a summary of the latest draft (Group 3, Draft #4) . The Commission then engaged in a point-by-point discussion of the draft with Mr. Toland, Mr. Brown and members of the public. Several corrections and clarifications (amendments) were made to the draft as a part of this discussion.

A lengthy discussion was held regarding allowing multiple uses on a single parcel, including multiple uses within a single structure. Ultimately, the Commission felt this suggestion had merit and Mr. Brown developed language, which was added to the Special Land Use section, that would allow for this condition to legally exist.

Both Mr. Murphy and Mr. Van Singel further inquired on “sales display areas”, utilizing grass surface areas. The Commission felt more time was needed to consider this suggestion and will discuss it further at a future meeting.

After all members of the public were heard, and all discussion was complete, Chairman Bill Sanders closed the public hearing.

**A motion** was made by Commissioner Ryan Arends to recommend to the Township Board that Group 3, Draft #4 of the zoning amendments, including the amendments offered as a result of this public hearing, be approved. A 2<sup>nd</sup> was offered by Commissioner Dimitri Apostle. The motion was unanimously approved.

**Agenda Item 8. Presentations.**

None.

**Agenda Item 9. Discussion Items**

Commissioner Jon Overway provided an overview of a (proposed) County-wide hydrology study that was presented by MSU at the January 11, 2012, Ottawa County Planning Commission Meeting. This study is being commissioned by the County of Ottawa in hopes of creating a better understanding of local water resources.

Commissioner Ryan Arends advised the MDOT is delaying portions of the M-231 Bypass project, including construction of the bridge over the Grand River. The MDOT did advise the reconfiguration of the 112<sup>th</sup> overpass area and the widening of M-104, to accommodate the Bypass, is still scheduled to occur.

**Agenda Item 10. Adjournment**

A **motion** to adjourn was made by Commissioner Rich Suchecki at 9:40 P.M. A 2<sup>nd</sup> was offered by Commissioner Dave Meekhof. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary  
Crockery Township Planning Commission

Next Meetings: Special Session – January 31, 2012 (combined session w/CIA)  
Regular Session – February 21, 2012

**Crockery Township**  
**Special Planning Commission Meeting**  
**January 31 2012**  
**(Approved)**

Chairman Bill Sanders called the January 31, 2012, Special Planning Commission Meeting to order at 7:30 P.M. Roll-call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Jean Deckert, Rich Suchecki, Ryan Arends, and Dimitri Apostle present. Z/A Robert Toland was present for this session as well.

Also present at this Special Meeting were members of the Crockery Township Corridor Improvement Authority (CIA). CIA members attending were Doug Meekhof, Roy Holmes, Russ Kniff, and Kevin Kieft of Prein & Newhof.

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

Approved as stands.

**Agenda Item 3. Approval of Minutes**

None.

**Agenda Item 4. Announcements**

None.

**Item 5. Communications**

None.

**Agenda Item 6. Public Comment**

No members of the public were present for this meeting..

**Agenda Item 7. Action Items**

None.

### **Agenda Item 8. Presentations.**

None.

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

The purpose of this session was to seek input from members of the Township's CIA regarding the update of the Township's Master Plan.

Mr. Toland provided mapping of the parcels included in the CIA's district. This area includes parcels located near or along Cleveland Street (M-104), both east and west of I-96.

Planning Commissioners and CIA members used this opportunity to discuss where infrastructure needs were most necessary for growth and service within the CIA district, the potential impact upon our community from the M-231 Bypass build-out, including related improvements at or near 112<sup>th</sup> Avenue, and how these issues might relate to the Master Plan update process.

The Planning Commission updated members of the CIA regarding the measures taken to date for updating the Township's Master Plan. Commissioners recommended copies of the Community Questionnaire results be made available to CIA members and that they also review the M-104 Overlay District Ordinance requirements.

The Planning Commission believes continued discussions with CIA members can improve the process of updating the Township's Master Plan. These additional discussions will likely prove important to developing a "vision" of Township growth and improvements, as well as keeping Township Officials "on the same page" through-out these processes.

### **Agenda Item 10. Adjournment**

**A motion** to adjourn was made by Commissioner Jean Deckert at 9:26 P.M. A 2<sup>nd</sup> was offered by Commissioner Dave Meekhof. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary  
Crockery Township Planning Commission

Next Meetings: Regular Session – February 21, 2012  
Special Session - February 28, 2012