

Crockery Township

Special Planning Commission Meeting

January 6, 2015

(Approved)

Vice-Chairman Ryan Arends called the January 6, 2015, Special Planning Commission Meeting to order at 7:32 P.M. Roll-call was taken with Dave Meekhof, Jon Overway, Ryan Arends, Rich Suchecki, and Roy Holmes present. Z/A Robert Toland and Attorney James R. Brown were also present for this session.

Commissioners Bill Sanders and Mike Munch were absent.

Agenda Item 2. Approval of the Agenda

Approved as submitted.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the December 16, 2014, Regular Planning Commission Meeting. A motion was made to approve the minutes, as written, by Commissioner Roy Holmes. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved.

Agenda Item 4. Announcements

None.

Item 5. Communications

None.

Agenda Item 6. Public Comment

Vice-Chairman Ryan Arends asked for any public comment. No public comments were offered at this time.

Agenda Item 7. Action Items

A. Adult Foster Care Facilities Text Amendments – Public Hearing.

The Planning Commission has determined on its own initiative to amend the Crockery Township Zoning Ordinance, related to Adult foster Care Homes, including Section 3.03 General Provisions, Section 2.02 Definitions, Sections 5.02 and 5.06 Ag-1 Agricultural and Open Space District, Sections 6.02 and 6.06 Ag-2 Rural/Agricultural Preservation District, Sections 7.02 and 7.06 R-1 Low Density Single-Family Residential District, Sections 8.02 and 8.07 R-2 Medium Density Residential District, Section 9.08 C-1 Commercial District, and Section 19.14 Special Land Uses.

Documents provided to the Commission for this hearing include Draft No. 3, an Ordinance to Amend the Zoning Ordinance of the Township of Crockery, Adult Foster Care Homes, dated January 6, 2015.

Mr. Toland provided a brief lead-in to this discussion, indicating the text amendments were largely developed to better organize and clarify language regarding adult foster care facilities within the Township.

Vice-Chair Ryan Arends opened the public hearing.

Mr. Brown helped to guide the review of the proposed ordinance amendments on a section by section basis. The discussion included matters of State law and regulations affecting adult foster care facilities and the proposed amendments to the Township's Zoning Ordinance affecting adult foster care facilities, including how each applicable zoning district might be amended.

As a result of the discussion the Commission recommended a number of language changes and additions to Draft No. 3, which were noted in the text of the document by Mr. Brown.

Public comment was requested by Vice-Chair Ryan Arends. None was offered at this time.

After all discussion was complete and all interested parties heard, Commissioner Jon Overway made a **motion** to recommend to the Township Board that Draft No. 3, an Ordinance to Amend the Zoning Ordinance of the Township of Crockery, Adult Foster Care Homes, dated January 6, 2015, with revisions, be approved. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

Mr. Brown will further prepare Draft No. 3 for the Board's review.

Agenda Item 8. Presentations.

Mr. Toland provided the Commission with a site plan for Hope Network's Sandpiper Building remodel to study prior to the next meeting.

Agenda Item 9. Discussion Items

None.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Roy Holmes at 8:55 P.M. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved.

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

Next Meetings: Regular Session - January 20, 2015
 Special Session - TBD

Crockery Township

Regular Planning Commission Meeting

January 20, 2015

(Approved)

Chairman Bill Sanders called the meeting to order at 7:30 PM. Roll-call was taken with Dave Meekhof, Bill Sanders, Ryan Arends, Rich Suchecki, Mike Munch and Roy Holmes present. Secretary Jon Overway was absent. Z/A Robert Toland was also present for this meeting.

Agenda Item 2. Approval of the Agenda

Approved as submitted.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the January 6, 2015, Special Planning Commission Meeting. A **motion** was made to approve the minutes as written by Commissioner Roy Holmes. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved.

Agenda Item 4. Announcements

A. Township Board Report

Rich Suchecki announced the Township Board has accepted the Planning Commission recommendation to amend the Zoning Ordinance concerning Adult Foster Care Homes as revised at the January 6, 2015 Planning Commission Public Hearing.

Item 5. Communications

A. Schmidt SLU - Update

Z/A Robert Toland updated the Commission regarding the Thomas Schmidt - Special Land Use application, currently tabled. Apparently there are extensive upgrades required to bring the structure up to building code.

B. Magnum Coffee - pending requirements

Z/A Robert Toland informed the Commission that Magnum Coffee has accepted the conditions as set forth by the Township and are planning to go ahead with construction.

Agenda Item 6. Public Comment

No public comments were offered at this time.

Agenda Item 7. Action Items

B. Hope Network – Site Plan Review

Documents provided to the Commission for this review include; (1) a Planning and Zoning Review by Z/A Toland, dated January 20, 2015, for Hope Network, 16908 130th Ave., parcel #70-04-17-400-016, (2) a Site Plan by Dixon Architecture, 519 Ada Drive SE, Suite 203, Ada, Michigan, dated January 15, 2015, project # 214055, (3) a Surrounding Area Plan by Dixon Architecture and (4) a Boundary Survey by Dixon Architecture.

Representatives present for this review were Matt Zimmerman, Attorney with Varnum LLP, Deb Moch, Senior Director of Operations of Hope Network and Rich Fabbrini, Chief Financial Officer of Hope Network.

After hearing the applicant representatives, reviewing all documentation and subsequent discussions; a **motion** was made to approve the Site Plan, with a condition that the portion of side yard fence currently placed in the front yard, be moved as depicted in the Site Plan, no later than June 1st, 2015; was made by Commissioner Dave Meekhof. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Agenda Item 8. Presentations.

A. Discussion on Outdoor Storage

Z/A Robert Toland provided a (Zoning Ordinance) draft, outlining outdoor storage and related issues, to the Commission. The Planning Commission discussed the draft and recommended a number of suggestions. Mr. Toland will update the draft for further review.

B. Discussion on Home Occupations in Agricultural Districts

The Planning Commission discussed and dismissed amending the Zoning Ordinance to disallow home occupations in Agricultural Zones.

Agenda Item 9. Discussion Items

None.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Ryan Arends at 9:21 PM. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

Respectfully Submitted,
David Meekhof, Vice Secretary
Crockery Township Planning Commission

Next Meetings: Regular Session - February 17, 2015
 Special Session - TBD