

Crockery Township

## **Special Planning Commission Meeting**

**June 13, 2017**

**(Approved)**

Chairman Bill Sanders called the meeting to order at 7:30 P.M. Roll call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, Mike Munch and Roy Holmes present. 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 May 16, 2017 Regular Planning Commission Meeting. A **motion** was made to approve the minutes as written by Commissioner Mike Munch. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. The motion was unanimously approved.

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

None

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

None

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

None

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

**A. Site Plan Review** - Meritus Properties LLC – Marina – add new building – (Tabled May 16, 2017)

A **motion** was made by Commissioner Mike Munch to un-table the review. Commissioner Roy Holmes offered A 2<sup>nd</sup>. The motion was unanimously approved.

Documents received by the Commission for this Site Plan Review include; (1) a site plan by Roosien & Associates, 5055 Plainfield Avenue, NE, Grand Rapids, Michigan, 49525, by JAM, Project #161610-S1, dated March 1, 2017, latest revision June 13, 2017, (2) a Planning and Zoning Review by Z/A Toland, dated June 13, 2017, (3) a memo by Fire Chief Gary Dreyer, dated June 13, 2017, (4) a review by Kevin S. Kieft, P.E., Prein & Newhof, Engineers for the Township, dated June 8, 2017, (5) a memo by Building Inspector Doug Hopkins, dated June 12, 2017, and (6) a narrative by Richard Craig, Craig Architects Inc, 25 Division Avenue, Suite 222, Grand Rapids, Michigan 49503, dated May 30, 2017, outlining revisions made to the Site Plan since the May 16 review.

Marina owner Lawrence Duthler and Architect Richard Craig were present.

Mr. Craig informed the Commission that an application for a Michigan Department of Environmental Quality (MDEQ) permit, required to construct within the 100 year flood plain, has been submitted. Mr. Duthler stated he has reached agreement with Chief Dreyer, although time has not allowed him to see the latest plan revision.

After discussion of many details, a **motion** was made by Commissioner Ryan Arends to approve the Site Plan for construction outside of the 100 year flood plain with the following conditions. (1) approval of the final plan by Chief Dreyer is obtained, (2) that measures are taken to control soil erosion on the slope directly north of the proposed building. Further, that construction within the 100 year flood plain be approved once the MDEQ permit is received and a copy submitted to the Township. Commissioner Rich Suchecki offered a 2<sup>nd</sup>. The motion was unanimously approved.

#### **B. Resolution of Intent to hold a Public Hearing** – Turnstone Investments – Rezoning

The Planning Commission has received a request from Turnstone Investments LLC to rezone parcel number 70-04-15-300-047 (11.68 acres) at 16850 120<sup>th</sup> Avenue, from C-1 Neighborhood Commercial to C-3 Highway Commercial.

A **motion via resolution** was made by Commissioner Ryan Arends to hold a Public Hearing in this matter on Tuesday, July 18, 2017, at 7:30 P.M., at the Township Hall. A 2<sup>nd</sup> was offered by Commissioner Mike Munch. The motion was unanimously approved.

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

None

**Agenda Item 9. Discussion Items**

None

**Agenda Item 10. Adjournment**

A **motion** to adjourn was made by Commissioner Roy Holmes at 8:45 P.M.  
Commissioner Ryan Arends offered A 2nd. The motion was unanimously approved.

Respectfully Submitted,

David Meekhof, Vice Secretary  
Crockery Township Planning Commission

Next Regular Meeting – June 20, 2017

Crockery Township

**Regular Planning Commission Meeting**  
**June 20, 2017**  
**(Approved)**

Chairman Bill Sanders called the meeting to order at 7:29 PM. Roll call was taken with Dave Meekhof, Bill Sanders, Ryan Arends, Rich Suhecki, 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 June 13, 2017 Special Planning Commission Meeting. One syntax error “un-table” was corrected. A **motion** was made to approve the corrected minutes by Commissioner Mike Munch. 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 Suhecki

Progress of future bike path(s) construction within the Township was briefly discussed.

**Agenda Item 5. Communications**

None.

**Agenda Item 6. Public Comment**

None offered at this time.

**Agenda Item 7. Action Items**

A. Public Hearing – Treeworks LLC. – Rezoning

The Planning Commission has received a request from Treeworks Land Company, LLC (Jason Porter) to rezone 14.02 acres of land from Ag-1 Agricultural and Open Space to I-1 Light Industrial, on parcel number 70-04-23-100-007, located on Fitzgerald Street.

Documents received by the Commission for this proposal include; (1) a Crockery Township Zoning Application dated May 10, 2017 from Treeworks Land Company LLC, 15655 96<sup>th</sup> Avenue, Coopersville, Michigan, 49404, (2) a letter from Treeworks Land Company LLC to Township Zoning Administrator Robert Toland dated March 28, 2017, discussing future land use, (3) a letter from Township Supervisor Leon Stille to the Planning Commission and Z/A Bob Toland dated March 14, 2017 discussing a previous request for this parcel, and (4) two aerial photos of the subject parcel prepared by Summit Surveying Inc, PO Box 410, Allendale, Michigan, 49401, drawn by RBH, job number 3441602, dated May 17, 2017 depicting proposed splits and rezone.

Jason Porter was present for this hearing.

Mr. Porter proposes to rezone 14.02 acres of approximately 54 acres of the subject parcel to I-1 Light Industrial and leaving the remaining 40 acres as Ag-1 Agricultural and Open Space. The commission studied the proposal and found it to be harmonious with the surrounding land uses and that the proposal fits the Township Comprehensive Plan.

A **motion via resolution** was made by Commissioner Dave Meekhof to recommend approval of the Rezoning request to the Township Board. A 2<sup>nd</sup> was offered by Commissioner Ryan Arends. The motion was unanimously approved.

**B. Public Hearing – Zoning Amendments – Earth Change Regulations, Temporary Use of RV's, Swimming Pool Automatic Covers, Fencing**

The Planning Commission is proposing to amend the following sections of the Crockery Township Zoning Ordinance:

- 1) 3.14 Fences
- 2) 3.31 Planned Mineral Removal
- 3) 3.33 Private Residential Driveways
- 4) 3.38 Swimming Pools
- 5) 3.39 Temporary Uses of Structures
- 6) 18.02 Land Uses Requiring Site Plan Review

The Commission reviewed the draft proposal and made a revision and a deletion resulting in a final draft for the Resolution. Mr. Tom Johnson, township citizen, was

present and spoke in favor of revision of section 3.38 Swimming Pools (automatic covers in lieu of required fencing).

A **motion via resolution** was made by Commissioner Ryan Arends to recommend that the Township Board approve the zoning amendments as stated in the Resolution. A 2<sup>nd</sup> was offered by Commissioner Mike Munch. The motion was unanimously approved.

### C. Special Land Use Extension Request – Grzybowski – Home Occupation

Walter Grzybowski, 13050 Ellis Road, Conklin, Michigan, 49403 received Township approval on a Site Plan for a home occupation (event barn) located at 10831 Cleveland Street, Nunica, Michigan on May 17, 2016 that expired on May 17, 2017. Many items / contingencies have yet to be completed as required by the Site Plan approval. Mr. Grzybowski is requesting a thirty (30) day extension for the Special Land Use Permit.

Documents provided to the Planning Commission for this matter include; (1) a hand written note from Mr. Grzybowski to Z/A Bob Toland dated May 5, 2017 requesting a 30-day extension, (2) two emails from Z/A Robert Toland to Mr. Grzybowski dated May 22, 2017 and May 23, 2017 advising what is needed to comply, (3) a memo from Building Inspector Doug Hopkins dated June 19, 2017, informing what is still required before an occupancy permit can be issued.

Mr. Grzybowski was present and stated he can complete all required work to satisfy the Site Plan and building inspection by the next Planning Commission meeting.

A **motion** was made by Commissioner Roy Holmes to grant an extension to the Special Land Use Permit until July 18, 2017. A 2<sup>nd</sup> was offered by Commissioner Mike Munch. The motion was unanimously approved.

## **Agenda Item 8. Presentations**

### A. Silver Vista Storage Units – amendment to Site Plan

Zoning Administrator Robert Toland is seeking input from the Planning Commission and provided an email and photo from Rob VanderVennen of Silver Vista LLC, self-service storage units, requesting an amendment to a Site Plan that the Commission approved at the December 20, 2016 meeting. Mr. VanderVennen is requesting to delete a row of coniferous trees along the west edge of the property intended as screening. Mr. VanderVennons letter refers to the photo and claims the existing deciduous trees provide adequate screening. The Planning Commission advised the Site Plan should not be amended, so as to provide screening during the winter months.

**B. Solar Farms**

The Planning Commission received literature from Cypress Creek Renewables LLC and briefly discussed a few issues such as zoning, primary use, SLU permit, etc. which will continue in future meetings.

**Agenda Item 9. Discussion Items**

Zoning Administrator Robert Toland informed the Planning Commission of a possible future rezoning request.

**Agenda Item 10. Adjournment**

A **motion** to adjourn was made by Commissioner Mike Munch at 9:35 PM. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Respectfully Submitted,

David Meekhof, Vice Secretary  
Crockery Township Planning Commission

Next Regular Meeting – July 18, 2017