

Crockery Township
Regular Planning Commission Meeting
May 15, 2012
(Approved)

Chairman Bill Sanders called the May 15, 2012, Regular Planning Commission Meeting to order at 7:33 P.M. Roll-call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, Dimitri Apostle, and Nancy Schindlbeck present. 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 April 17, 2012, Regular Planning Commission Meeting. Commissioner Dave Meekhof made a motion to accept the minutes as written. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved.

The Commission also reviewed the minutes from the April 24, 2012, Special Planning Commission Meeting. Commissioner Rich Suchecki made a motion to accept the minutes as written. A 2nd was offered by Commissioner Dimitri Apostle. The motion was unanimously approved.

Agenda Item 4. Announcements

Commissioner Rich Suchecki had the following announcements;

There will be an “appreciation dinner”, hosted by the “CCC”, on August 20, 2012, with further details to follow.

The Nunica Cemetery is scheduled for a “clean-up day” on May 16, 2012, volunteers are appreciated.

The Board approved the Planning Commission’s recommendation to re-zone the Gordon Chittenden property, 15736 138th Avenue, from R-1 to Ag-2.

Phase 4 of the Hathaway Lake plan was approved by the Board, including a new section of roadway and approximately 14 additional lots.

Item 5. Communications

None.

Agenda Item 6. Public Comment

No public comments were offered at this time.

Agenda Item 7. Action Items

A. Major Change to Site Plan- Turnstone Investments LLC.

Documents provided to the Commission for consideration in this matter include (1) a memo from Mr. Toland to the Commission, dated April 27, 2012, providing a review, (2) a summary of issues by Kevin S. Kieft, P.E., of Prein & Newhof, addressed to Mr. Toland, dated May 7, 2012, (3) a Crockery Township Zoning Application signed by Doug Meekhof, dated March 29, 2012, (4) an ariel overview of the 11.3 acre site (70-04-15-300-035) and surrounding properties, (5) a 8.5 X 11 computer sketch of the 120th Ave and M-104 roadway build-out, showing construction detail, as provided by the MDOT, and (6) a site plan by Nederveld, 217 Grandville Avenue, Suite 302, Grand Rapids, Michigan, 49503, project #12200259, C-300, undated.

Commissioner Dave Meekhof indicated Turnstone Investments is owned by his brother, Doug Meekhof, and he (Commissioner Dave Meekhof) has no ownership or financial interest in this Company. The Chair will allow Commissioner Meekhof to remain present and participate in the site plan review.

Mr. Doug Meekhof, owner of Turnstone Investments LLC, was present for this hearing. Two of Mr. Meekhof's tenants, Mr. Joel Garcia and Mr. Kevin Van Single, who have a business interest in this review, were also present.

The site plan provided was intended to show two areas of further development, (1) one toward to east side of the property, to be utilized by Mr. Garcia's company, Matrix, for open air display and sales of landscaping materials, including such items as mulch, bark, stone of varying sizes, and top-soil, and (2) a second area of development on the west side of the property, to be utilized by Kevin Van Single's company, Cruiser's Marina, for the purpose of parking boats, or other vehicles, for sale to the public.

Mr. Toland provided a lead-in to the discussion, expressing the issues outlined in his memo to the Commission and Prein & Newhof's concerns. All of the interested parties present engaged in considerable discussion regarding the site plan, as offered, and the questions the site plan generated.

After the initial review was complete, the Commission determined more detail would be appreciated regarding this site plan, to include parking plans, signage location, layout of material containment, property drain field location, any proposed lighting needs, site contours affecting drainage and permission to drain where County or State drainage features are utilized, landscaping additions, and official property easements, as recorded by the Register of Deeds.

The interested parties were also advised to review applicable sections of the Township Ordinance that may be helpful to their planning.

After all discussion was completed in this matter, Commissioner Rich Suchecki made a **motion** to table the Turnstone Investments LLC site plan review until further detail could be provided. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

B. Major Change to Site Plan – Conestoga Campground (Asquith LLC).

Documents provided to the Commission for consideration in this matter include (1) a memo from Mr. Toland to the Commission, dated May 8, 2012, providing a review, (2) a Crockery Township Zoning Application signed by Greg Asquith, dated April 10, 2012, (3) an ariel overview of the Campground and surrounding properties, (4) a 8.5 X 11 computer sketch of the proposed building footprint and surrounding (existing) building footprints, (5) a 8.5 X 11 hand-drawn sketch of the proposed building footprint and surrounding (existing) building footprints, and (6) a site plan provided by Mr. Asquith.

Mr. Greg Asquith was present for this review.

Mr. Toland provided a lead-in to the discussion indicating Mr. Asquith proposed to rebuild a 20' X 20' picnic shelter that has since been demolished and add 20' X 20' addition to the camp store/office building.

The Commission reviewed the site plan and engaged in a discussion with Mr. Asquith concerning the detail of the plan. Mr. Asquith would like to rebuild his picnic shelter and add more space to his camp store/office facility. The Commission felt the proposed additions/replacements were approvable and that adequate parking measures were in place.

After all discussion was complete in this matter Commissioner Ryan Arends made a **motion** to approve the site plan as proposed. A 2nd was offered by Commissioner Dave Meekhof. 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 Rich Suchecki at 10:00 P.M. A 2nd 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 - May 29, 2012
Regular Session – June 19, 2012

Crockery Township
Special Planning Commission Meeting
May 29, 2012
(Approved)

Chairman Bill Sanders called the May 29, 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. Commissioner Dimitri Apostle was absent. 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

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

Commissioners and Mr. Toland continued to focus on the re-development of the Township's Comprehensive Plan during this session. Commissioners further reviewed the Chapter 7 – Zoning Plan, discussing language and mapping aspects for future land use including; Neighborhood Commercial, General Commercial, Highway Commercial, Industrial, the M-104 Corridor Overlay, and the Floodplain Overlay. The Commission did consider a Leonard Road Overlay, however, felt this particular proposal should be reconsidered at a later date.

Mr. Toland invited the Commission to submit any further ideas or language regarding the Community Facilities and Public Utilities section. Mr. Toland will work with Chief Dreyer to condense the Township Fire Department comments.

Agenda Item 10. Adjournment

A **motion** to adjourn at 9:47 P.M. was made by Commissioner Rich Suchecki. Commissioner Ryan Arends offered A 2nd. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Meetings: Regular Session – June 19, 2012
Special Session - Pending