

**Crockery Township**  
**Regular Planning Commission Meeting**  
**October 16, 2012**  
**(Approved)**

Chairman Bill Sanders called the October 16, 2012, Regular Planning Commission Meeting to order at 7:32 P.M. Roll-call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, Nancy Schindlbeck, and Mike Munch present. Z/A Robert Toland was also present for this session.

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

Add approval of minutes; September 25, 2012, Special Meeting.

Strike Auto Pro Site Plan Amendment, plan postponed until a later date.

**Agenda Item 3. Approval of Minutes**

The Commission reviewed the minutes from the September 18, 2012, Regular Planning Commission Meeting. Commissioner Ryan Arends made a motion to accept the minutes as written. A 2<sup>nd</sup> was offered by Commissioner Mike Munch. The motion was unanimously approved.

The Commission also reviewed the minutes from the September 25, 2012, Special Planning Commission Meeting. Commissioner Nancy Schindlbeck made a motion to accept the minutes as written. A 2<sup>nd</sup> was offered by Commissioner Dave Meekhof. The motion was unanimously approved.

**Agenda Item 4. Announcements**

Commissioner Bill Sanders commented on the Township Appreciation Dinner provided by the CCC. Supervisor Leon Stille provided an update on the “State of the Township” and recognized the Township Fire Department, Township committees and individuals for their efforts.

Commissioner Rich Suchecki advised the Fire Department’s “open house” will be held on October 29, 2012, from 6:00 P.M. to 8:00 P.M.

Mr. Toland indicated there will be a training opportunity for Planning Commissioner's at the Ottawa County Fillmore Street Complex on October 25, 2012. This is a "basic training" session aimed at newly appointed Planning Commissioners.

### **Item 5. Communications**

A communication was received from Pam Vanden Heuvel, Ottawa County Planning and Performance Improvement Office, indicating Michigan State University's Institute of Water Research will be making presentations at both the County Planning Commission Meeting (October 29, 2012, @ 7:00 P.M.) and the Ottawa County Annual Water Quality Forum (November 1, 2012, @ 1:00 P.M.). Commissioners are encouraged to attend.

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

No public comments were offered at this time.

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

#### **A. Anlaan - Site Plan Amendment.**

Documents provided to the Commission for this public hearing include; (1) a Planning and Zoning Review by Z/A Robert Toland, addressed to the Commission, dated October 16, 2012, (2) a Crockery Township Zoning Application signed by Nick Baker of Anlaan, dated September 25, 2012, (3) an aerial overview of parcel #70-04-23-100-012 and surrounding parcels by Ottawa County GIS, (4) a zoning map of parcel #70-04-23-100-012 and surrounding parcels, (5) an aerial (soil map) overview of parcel #70-04-23-100-012 with legend by Ottawa County GIS, (6) a memo from Chief Dreyer to Bob Toland, dated October 9, 2012, with comments relative to the Fire Department, (7) a review memo from Kevin S. Kieft, P.E., of Prein & Newhof, dated October 5, 2012, commenting on the site plan, and (8) a site plan by Driesenga & Associates, Inc., 455 E. 8<sup>th</sup> Street, Suite 100, Holland, Michigan, 49423, job #1210157.1B by RKP, dated September 20, 2012.

Mr. Nick Baker of Anlaan was present, along with his project engineer, Mr. Todd Paquette of Driesenga & Associates, Inc.

The Commission, Mr. Toland, Mr. Baker, and Mr. Paquette discussed the site plan a great length. As a result of this discussion, the Commission determined they would like to see more detail and documentation regarding the plan to include; (1) locating the position of the temporary berm, (2) showing location(s) of any fuel storage that might be utilized, (3) showing location of building floor drains used for grease/oil capture, (4) show landscaping (plantings and small

berm) located along 112<sup>th</sup> Avenue at the north end of the tree-line, (5) strike future office building, related parking, and related drain field from plan (no detail provided), (6) agree to rezone the southern 15 acres back to Ag-1 upon approval of the plan and request to split the zoning of the parcel, (7) show berm elevation and cross-section, (8) provide comments from Ottawa County road Commission, (9) provide comments from the Ottawa County Drain Commissioner, (10) provide comments from the Ottawa County (Environmental) Health Department, and (11) show location of proposed septic tanks and drain field.

Chairman Bill Sanders asked for public comment regarding this site plan amendment. None was offered.

After all discussion was complete, Commissioner Ryan Arends made a **motion** to table this site plan review until further revisions and/or additions could be made to the plan. A 2<sup>nd</sup> was offered by Commissioner Rich Suchecki. The motion was unanimously approved by the Commission.

#### B. Meekhof Lakeside Dock, Inc. – Site Plan Amendment.

Documents provided to the Commission for this public hearing include; (1) a Planning and Zoning Review by Z/A Robert Toland, addressed to the Commission, dated October 16, 2012, (2) a Crockery Township Zoning Application signed by David Meekhof, dated October 2, 2012, (3) a memo from Chief Dreyer to Bob Toland, dated October 9, 21012, with comments relative to the Fire Department, (4) a review memo from Kevin S. Kieft, P.E., of Prein & Newhof, dated October 5, 2012, commenting on the site plan, and (5) a site plan by Nederveld, 347 Hoover Blvd., Holland, Michigan, 49423, job #11200848 by WDS, dated September 21, 2012 (revised).

Commissioner Dave Meekhof recused himself for a conflict of interest, as he is part-owner of Meekhof Lakeside Dock, Inc. Dave Meekhof joined his brother, Doug Meekhof in the audience to be party to his Company's presentation.

The Commission, Mr. Toland, Dave Meekhof and Doug Meekhof reviewed the site plan in detail. Doug and Dave Meekhof answered all questions posed by Commissioners and Mr. Toland to the Commission's satisfaction regarding phase one of the site plan. Prein & Newhof, engineers for the Township, indicated in their memo the outlet pipe orifices to the sediment basins (now two, rather than one as originally proposed) may be reduced to 6 inches.

The Commission requested copies of the easements for the Marathon Pipeline and the ANR Pipeline by provided to the Township as a condition of approval.

Chairman Bill Sanders asked for public comment regarding this site plan amendment. None was offered.

After all discussion was complete, Commissioner Ryan Arends made **a motion** to approve this site plan amendment, contingent upon the Township receiving the copies of the Marathon Pipeline and ANR Pipeline easement documents. A 2<sup>nd</sup> was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

C. C-Plastics – Site Plan Amendment.

Documents provided to the Commission for this public hearing include; (1) a Planning and Zoning Review by Z/A Robert Toland, addressed to the Commission, dated October 16, 2012, (2) a Crockery Township Zoning Application signed and dated October 1, 2012, (3) a memo from Chief Dreyer to Bob Toland, dated October 9, 21012, with comments relative to the Fire Department, (4) a review memo from Kevin S. Kieft, P.E., of Prein & Newhof, dated October 5, 2012, commenting on the site plan, and (5) an Ariel overview of the parcel and current structures, (6) a site plan by Dimensions in Architecture, 1145 E. Droost Road, Muskegon, Michigan, 49445, job #12044 by CH/DD, dated October 2, 2012.

Mr. Bob Wurn, part-owner of C-Plastics, along with his construction manager, Brad Bench of Tri-City Construction, were present for this site plan review.

Mr. Toland advised this company had expanded their facility a number of times in the past. The facility was originally built in 1992, and additions were constructed in both 1995 and 1998.

During the discussion the rear set-back of the current structure and proposed addition was noted at approximately 21 feet. The current Industrial rear-yard set-back is 25 feet. It appears to Mr. Toland and the Commission that what is now the rear-yard of the C-Plastics building, was originally the side-yard at the time the original structure was built and did comply with side-yard set-back requirements. After examining this issue, the Commission felt the non-conforming rear-yard set-back would not prohibit the construction of the newly proposed addition, based on language found in Article 23.02 of the Crockery Township Zoning Ordinance.

Chief Dreyer had stated a number of concerns, based on the International Fire Code. These issues were discussed, however, the Commission felt these issues were functions or qualifications for construction plans and building permit issuance, not site plan review. It should be further noted that Mr. Toland offered to work with Mr. Wurn regarding grant applications for infrastructure improvements (primarily hydrant placement and water-line extensions) that may be available based upon the number of jobs C-Plastics might create with their proposed expansion.

There were several minor site plan revisions requested by the Commission, as noted in the motion.

Chairman Bill Sanders asked for public comment regarding this site plan amendment. None was offered.

After all discussion was complete, Commissioner Nancy Schindlbeck made **a motion** to approve this site plan amendment, contingent upon the Township receiving a revised site plan showing (1) the doors proposed on the new addition, (2) the lighting location and the lighting description associated with the new addition, (3) a notation of the natural landscaping adjacent to the current and proposed structure, and (4) a proposed time-line to completion. A 2<sup>nd</sup> was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the Commission.

#### D. Turnstone LLC (Meekhof) – Site Plan Amendment

Documents provided to the Commission for this public hearing include; a site plan by Nederveld, 347 Hoover Blvd., Holland, Michigan, 49423, job #12200259 by WDS, dated July 3, 2012 (revised).

Mr. Doug Meekhof was present for this site plan review.

It should be noted that Doug Meekhof's brother is Commissioner Dave Meekhof. Commissioner Meekhof was not excused by the Chair as he holds no financial interest in Turnstone LLC.

This site plan has been reviewed by the Commission a number of times previous to this occasion. Upon reviewing the present plan, the Commission found one item of discussion that should be added to the site plan prior to approval. This issue centers on the proposed 30' X 50' gravel/slag display area and the adjacent access drive and parking area. Based on Township standards, a parking area of five (5) or less spaces is not required to be paved. Mr. Meekhof does wish to use a gravel or slag surface for the proposed display/parking area. The Commission feels it is necessary to ask for a revision of the site plan showing no more than five (5) parking spaces, in total, delineated on the display and access/parking area.

Chairman Bill Sanders considered public comment regarding this site plan amendment. No members of the public present.

After all discussion was complete, Commissioner Rich Suchecki made **a motion** to approve this site plan amendment, contingent upon the Township receiving a revised site plan showing no more than five (5) parking places, in total, delineated on the display area and adjacent access drive/parking area of the site plan. A 2<sup>nd</sup> was offered by Commissioner Nancy Schindlbeck. The motion was unanimously approved by the Commission.



**Crockery Township**  
**Special Planning Commission Meeting**  
**October 30, 2012**  
**(Approved)**

Chairman Bill Sanders called the October 30, 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**

No members of the public were present.

**Agenda Item 7. Action Items**

None.

**Agenda Item 8. Presentations.**

None.

**Agenda Item 9. Discussion Items**

Commissioners and Mr. Toland continued the process of reviewing the 1<sup>st</sup> draft of the Township's updated Comprehensive Plan. The review progressed from page 27 of the document through page 49. Several mapping and language suggestions were made. This process will be continued at the earliest opportunity.

**Agenda Item 10. Adjournment**

**A motion** to adjourn at 10:16 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 – November 20, 2012  
Special Session - November 27, 2012