

Crockery Township

Regular Planning Commission Meeting

September 16, 2014

(Approved)

Chairman Bill Sanders called the September 16, 2014, Regular Planning Commission Meeting to order at 7:32 P.M. Roll-call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, and Mike Munch, present. Z/A Toland was also present for this session.

Commissioners Rich Suchecki and Roy Holmes 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 August 19, 2014, Regular Planning Commission Meeting. A motion was made to approve the minutes, as written, by Commissioner Mike Munch. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved.

The Commission reviewed the minutes from the August 26, 2014, Special Planning Commission Meeting. A motion was made to approve the minutes, as written, by Commissioner Dave Meekhof. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved.

Agenda Item 4. Announcements

Chairman Bill Sanders indicated that Commissioner Rich Suchecki had advised the last set of zoning ordinance amendments forwarded to the Board by the Commission had been approved.

Item 5. Communications

Mr. Toland provided the Commission with a MLive article, entitled “Farm Animal’s in Residential Neighborhoods - A significant Hazard - Under Proposed Rule Changes”. The positions taken in this article were briefly discussed by the Commission.

Agenda Item 6. Public Comment

Chairman Bill Sanders asked for any public comment. No public comments were offered at this time.

Agenda Item 7. Action Items

A. Nunica Bible Church – Site Plan Revision Amendment.

Documents provided to the Commission for this review include; (1) a revised Site Plan for a parking lot improvement, at the Nunica Bible Church, 11175 South Street, Nunica, prepared by Dean A. Root and John Kriger Sr., undated.

Mr. John Kriger Sr. was present for this review.

Mr. Toland provided a lead-in to the discussion reminding the Commission of the recently approved site plan (July, 2014, regular meeting) for parking improvements at the Church. Mr. Toland advised the revised site plan submitted for this review contains changes to the parking space locations and a minor change in the exit drive location. Mr. Toland further stated the number of parking spaces remain the same (at 29 spaces) and the exit drive will be asphalt and located slightly further north than originally proposed.

Mr. Toland also indicated the property gifted to the Church, by Mr. Alfred Smith, who was also present for this hearing, was now properly recorded by Deed.

The Commission discussed the proposed amendments to the site plan. Mr. Kriger answered questions to the satisfaction of the Commission. It was noted the exit driveway was required to be asphalt by the Road Commission to remain compatible with their roadway surface and that concrete could not be utilized as additional costs are incurred if roadway modifications need be made.

After all discussion was complete and all parties heard, Commissioner Ryan Arends made a **motion** to approve the revised site plan as submitted. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

B. Midwest Welding – Site Plan Revision Amendment.

Documents provided to the Commission for this review include; (1) A Planning and Zoning Review by Z/A Toland, dated September 16, 2014, (2) a review by Kevin S. Kieft, P.E., of Prein & Newhof, dated September 11, 2014, (3) a Crockery Township Zoning Application by R & A Investments, 12200 Cleveland Street, Nunica, for an addition to be constructed on parcel #70-04-21-200-035, signed by Ms. Tiffany Anderson, dated August 26, 2014, (4) proposed building elevations and footprint by Tailored Building Systems – Pioneer Construction, 550 Kirtland, SW, Grand Rapids, Mi., dated August 26, 2014, and (5) a site plan by Stephen W. Parker, P.E., 3279 E. Laketon Ave., Muskegon, Mi., drawn by Randall Hughes, project #R140704, dated August 1, 2014.

Abe and Tiffany Anderson were present for this review.

Mr. Toland provided a lead-in to this review by summarizing the proposed building addition and asphalt improvements. Mr. Toland stated the business was a licensed auto repair facility.

The Commission discussed the reviews by Mr. Toland and Prein & Newhof at length, including issues of drainage, parking, lighting, and dumpster placement. Mr. Anderson answered questions to the satisfaction of the Commission regarding the construction details and facility use. It was noted that no dumpster screening would be required by the Commission, basically due to the proposed location at the back of the lot.

After all discussion was complete and all parties heard, Commissioner Ryan Arends made a **motion** to approve the revised site plan as submitted. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

Agenda Item 8. Presentations.

Mr. Toland updated Commissioners on a number of potential projects that may come in front of the Planning Commission.

Agenda Item 9. Discussion Items

Mr. Toland suggested a work session to continue working on zoning ordinance amendments. The Commission will hold a Special Meeting on Tuesday, September 30, 2014.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Mike Munch at 9:18 P.M. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved.

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

Next Meetings: Regular Session - October 21, 2014
 Special Session - September 30, 2014.

Crockery Township

Special Planning Commission Meeting

September 30, 2014

(Approved)

Chairman Bill Sanders called the September 30, 2014, Special Planning Commission Meeting to order at 7:27 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 Toland was also present for this session.

Agenda Item 2. Approval of the Agenda

Approved as submitted.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the September 16, 2014, Regular Planning Commission Meeting. A motion was made to approve the minutes, as written, by Commissioner Ryan Arends. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

Agenda Item 4. Announcements

None.

Item 5. Communications

None.

Agenda Item 6. Public Comment

None. No members of the public present.

Agenda Item 7. Action Items

A. Crockery Store and Lock – Site Plan Revision Review.

Documents provided to the Commission for this review include; (1) a revised Site Plan for an additional store and lock structure at Crockery Store and Lock, 11352 Cleveland Street, Nunica, By Consulting Engineer Stephen W. Parker, P. E., 3279 E. Laketon Avenue, Muskegon, Michigan, Draftsman Randall J. Hughes, Job #R120201, Dated September 26, 2014

Commissioner Roy Holmes was excused from the panel and took a seat in the public gallery for this presentation.

Mr. Toland provided a lead-in to this review by providing a brief history and overview of this proposed project.

The Commission discussed the proposed site plan in detail, including issues of drainage, fencing/screening, lighting, setbacks, and structure footprint. It was noted that the future storage buildings shown on the plan were not to be approved as a part of this proposed plan.

After all discussion was complete and all parties heard, Commissioner Mike Munch made a **motion** to approve the revised site plan as submitted, with the exception of the future storage buildings shown on the plan. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved.

Agenda Item 8. Presentations.

Mr. Toland provided the Commission with draft copies of newly proposed zoning districts. The Commission and Mr. Toland reviewed the language found in the Highway Commercial (C-3) draft and the Village Mixed Use (R-5) draft. The Commission recommended a number of revisions to the draft documents.

Agenda Item 9. Discussion Items

None.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Ryan Arends at 9:50 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: Regular Session - October 21, 2014
 Special Session - TBD