

**Crockery Township**

**Regular Planning Commission Meeting**

**September 15, 2015**

**(Approved)**

Chairman Bill Sanders called the September 15, 2015, Regular Planning Commission Meeting to order at 7:28P.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 also was 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 August 18, 2015, 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**

Commissioner Rich Suchecki advised Hathaway Lakes had submitted a number of plans to expand their development on M-104.

**Item 5. Communications**

None.

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

Mr. Lane Sterenburg, who identified himself as a part-time math teacher at MCC, indicated he had purchased a lot in Crockery Township (Hickory Street) and had an interest in piloting an aquaponics project. Mr. Sterenburg gave a brief description of aquaponics, utilizing fish for both profit and fertilizer for plant production. Mr. Sterenburg advised he would return in the future with a plan for such an operation.

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

### **A. Schmidt –Special Land Use - Site Plan Revision.**

Documents provided for this public hearing include; (1) a site plan by Dryer Architectural Group, 220.5 Washington Street, Grand Haven, Michigan 49417, dated September 4, 2015, Project #14-962, by BSW.

Mr. Toland provided a description of the revision, indicating the parking area had been moved and an additional access drive is proposed off 96<sup>th</sup> Avenue, just south of Cleveland Street.

It was noted by the Commission that no parking lot lighting was proposed as a part of this revised site plan.

No public comment was offered.

The Commission reviewed and discussed the site plan provided. The Commission believes the additional access point off 96<sup>th</sup> Avenue will benefit traffic circulation for the Schmidt's (wedding barn) business.

After all discussion was complete and all interested parties heard, Commissioner Mike Munch made a **motion** to approve the site plan as submitted. A 2<sup>nd</sup> was offered by Commissioner Rich Suchecki. The motion was unanimously approved by the Commission.

B. Public Hearing – Special Land Use – Ten Brink Multi-Unit (tabled from August 18, 2015).

Additional document(s) provided for this public hearing include; (1) a site plan by Designer/Draftsman Randall Hughes, (231) 206-5562, dated September 11, 2015, Job #R 150901, by RJH.

Chairman Sanders asked for a motion to re-open this tabled hearing. **A motion** was made by Commissioner Rich Suchecki to re-open the hearing. A 2<sup>nd</sup> was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the Commission.

Mr. Dale Ten Brink and Mr. Paul Moon were present for this public hearing.

Mr. Toland reminded the Commission of the discussion previously held in this matter on August 18, 2015, recapping the information. The property is currently owned by the Christian Missionary Alliance (church), is zoned R-2, and 0.716 acres in size. The property is located at 14389 State Road.

The site plan provided was discussed at length by the Commission, Mr. Ten Brink, Mr. Moon, and Mr. Toland.

Mr. Toland noted the addition of a covered patio on the eastside of the proposed project. This is an addition to the original footprint of the existing structure and does not meet current the current specified set-back from State Road.

Mr. Ten Brink indicated he will reduce the size of the patio, by four (4) feet, so the added structure will fall within the proper set-back from State Road. The covered patio will be reduced to 18' X 12' (from 22' X 12').

The Commission noted there are two septic tank and drain field arrangements shown on the plan, however, it is somewhat unclear as to which apartments these arrangements serve.

Mr. Moon indicated he has been working with Sanitation Engineer Kimberly Grabman, from Ottawa County Environmental Health Department, to approve a septic design. Mr. Moon advised the Health Department will not officially act on a septic system plan, until the site plan for the apartments has been approved by the Commission.

Chairman Sanders asked for public comment.

Scott and Kim Ball, who are adjacent landowners to the Christian Missionary Alliance property, again suggested the title may not be clear for the proposed multi-unit dwelling.

Mr. Moon disputes this statement, indicating the title search came back clear and without the restrictions mentioned by Mr. and Mrs. Ball. Mr. Moon indicated the title history was checked back as far as records permit (1939 in this case) and no such restriction was found.

Scott and Kim Ball were invited to look over the site plan. The Balls appreciated the plantings that appear on the site plan that help to screen the property from view. The Balls, however, remain generally opposed to the proposed project.

After all discussion was complete, and all interested parties heard, Commissioner Dave Meekhof made **a motion** to approve this Special Land Use site plan, contingent on the project receiving an approved septic system permit from the Ottawa County Environmental Health Department (copy of which shall be delivered to the Township), and that the covered patio, shown on the eastside of the plan, meet the current set-back (per Township Ordinance) from State Road. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

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

Mr. Toland provided the Commission with drafts of the Neighborhood Commercial (C-1), and the General Commercial (C-2) language. These two drafts were reviewed at length by the Commission. Several minor changes were recommended by the Commission.

#### **Agenda Item 9. Discussion Items**

None.

#### **Agenda Item 10. Adjournment**

**A motion** to adjourn was made by Commissioner Rich Suchecki at 8:52 P.M. A 2<sup>nd</sup> was offered by Commissioner Ryan Arends. The motion was unanimously approved.

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

Next Meetings:       **Special Session(s) - September 29, 2015**

                              Regular Session(s) – October 13, 2015

**Crockery Township**

**Special Planning Commission Meeting**

**September 29, 2015**

**(Approved)**

Chairman Bill Sanders called the September 29, 2015, Special Planning Commission Meeting to order at 7:28P.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 also was present for this session.

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

Work session.

**Agenda Item 3. Approval of Minutes**

None.

**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**

None.

**Agenda Item 8. Presentations.**

Mr. Toland provided the Commission with drafts of Performance Guaranties and Medical Use of Marijuana. The Commission will review these drafts prior to their discussion at up-coming meetings.

The Commission and Mr. Toland reviewed the language in the Neighborhood Commercial (C-1) draft (in detail) during this session. A number of changes were recommended by the Commission.

**Agenda Item 9. Discussion Items**

None.

**Agenda Item 10. Adjournment**

A **motion** to adjourn was made by Commissioner Mike Munch at 9:38 P.M. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. The motion was unanimously approved.

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

Next Meetings:           Regular Session(s) – October 13, 2015

                                  Special Session(s) - TBD