

Crockery Township

Regular Planning Commission Meeting

September 20, 2016

(Approved)

Chairman Bill Sanders called the September 20, 2016, 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, 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 16, 2016, Special Planning Commission Meeting. A motion was made to approve the minutes, as written, by Commissioner Mike Munch. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Agenda Item 4. Announcements

Commissioner Rich Suchecki advised the County is considering reducing the right-of-way margins affecting Cleveland Street east of 112th Avenue.

Item 5. Communications

None.

Agenda Item 6. Public Comment

Chairman Bill Sanders asked for any public comments, no public comments were offered at this time.

Agenda Item 7. Action Items

A. Public Hearing – Special Land Use – Crockery Store N Lock LLC.

Documents provided to the Commission for this public hearing include; (1) a site plan by Consulting Engineer Stephen W. Parker, P.E., 3279 E. Laketon Avenue, Muskegon, Michigan, 231-773-0077, by Randall J. Hughes, Job #R160603, dated August 24, 2016, (2) a Planning and Zoning Review by Z/A Toland, dated September 20, 2016, discussing this proposal on parcel #70-04-22-200-018, located at 11352 Cleveland Street, (3) Footprint and elevation construction plans by Pioneer Construction – Tailored Building Systems, 550 Kirtland Street, S. W., Grand Rapids, Michigan, 49507, 616 247-6966, Job #17XXX, by T. Beltman, dated September 1, 2016, and (4)) a review by Kevin S. Kieft, P. E., of Prein & Newhof, discussing this proposal, dated August 2, 2016.

Commissioner Roy Holmes, owner of Crockery Store N Lock LLC, was excused from the panel by Chairman Bill Sanders and took a seat in the public gallery.

Chairman Bill Sanders opened the public hearing in the matter.

Mr. Toland provide a lead-in to the discussion, indicating Mr. Holmes has applied to extend two of his existing storage buildings by 4000 square feet and 3600 square feet, respectively, as shown on the site plan. Mr. Toland also reviewed his comments provided in his Planning and Zoning Review, as well as comments by Mr. Kieft of Prein & Newhof, engineers for the Township.

The Commission, Mr. Holmes, and Mr. Toland discussed the site plan at length, including matters of construction materials, drainage, and screening/landscaping. The Commission will waive the current building material standards and suggest Mr. Holmes complete the additions with similar materials utilized to construct the existing buildings. The Commission will also require the 6” drain be connected to the leaching swale, as recommended by Prein & Newhof.

Mr. Holmes advised the property owner, immediately adjacent to the west of his facility, has requested that no fence or screening be applied to the property. The Commission will request written confirmation of this position by the property owner.

Chairman Sanders asked for public comment regarding this matter.

Tammie and Felipe Flores, 11320 Cleveland Street, asked to visually review the site plan, which was provided to them. After reviewing the plan, Mr. & Mrs. Flores had no objection to the plan.

After all public comments were heard, Chairman Sanders closed the public comment portion of this hearing.

After all comments were heard and all discussion in this matter was complete, Commissioner Ryan Arends made **a motion, via resolution**, to approve this Special Land Use request, contingent on (1) a letter being delivered to the Township by the (westerly) adjacent property owner requesting no fence or landscaping be applied, which the Commission therefore agrees to waive, (2) the 6” drain be connected to the leaching swale, as recommended by Prein & Newhof, and (3) the Commission agrees to waive the current building materials standards and allow like materials to be utilized, as found in the existing structures. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the (sitting members of the) Commission.

Commissioner Holmes was invited to return to his position on the panel by Chairman Sanders.

B. Site Plan review – Dale Ten Brink -Conversion to Duplex.

Documents provided to the Commission for this public hearing include; (1) a site plan by Milanowski and Englert, Engineering and Surveying, Inc., 927 Beechtree Street, Suite 3, Grand Haven, Michigan, 49417, 616 847-4070, by T.V., Job #15264, dated April 22, 2016, and (2) a Planning and Zoning Review by Z/A Toland, dated September 13, 2016, discussing this proposal on parcel #70-04-07-300-009, located at 14389 State Road.

Mr. Ten Brink was not present for this review.

Mr. Toland provided a lead-in to the review by reminding the Commission this project was approved approximately a year ago as a tri-plex, contingent on approval from the County Health Department regarding the septic system design and usage.

The applicant, Mr. Ten Brink, has now submitted an amended site plan for converting the existing building to a duplex.

The Health Department documents provided to the Township, however, do not specify a duplex, but rather a single home.

Given the circumstances, Commissioner Mike Munch made **a motion** to table this review for clarification (of the septic system approval given by the County) until the October 18, 2016, Regular Planning Commission Meeting. A 2nd was offered by Commissioner Roy Holmes. The Commission unanimously approved the motion.

C. Public Hearing – Special Land Use -Silver Vista LLC Self-Service Storage Units.

This matter has been tabled until October 18, 2016.

Mr. Rob VanderVennen and Mr. Dale VanderVennen were present for this session. There was an exchange of questions and answers regarding proposed amendments to the self-storage unit language. Rob VanderVennen advised they may be delayed until the November session, but would appear for the October hearing to discuss their progress and provide what detail they might have available.

Agenda Item 8. Presentations.

Mr. Toland provided the Commission with a detailed draft regarding the proposed revisions to Article 21 – Signs, as prepared by Attorney James R. Brown. Due to the length and detail of this document, **a work session has been set for Tuesday, September 27, 2016, at 7:30 P.M.** to review and discuss this proposed amendment.

Mr. Toland also provided the final drafts for Self-Service Storage Facility and Miscellaneous Zoning Amendments. The Commission found these documents to be satisfactory and suggested they be moved forward to the Board for further consideration.

Agenda Item 9. Discussion Items

The Commission made an observation that the November session falls on the 15th, a date which makes it difficult to reach a quorum of Commission members. **A motion** was made by Commissioner Rich Suchecki to **move the November Regular Planning Commission Meeting to Thursday, November 10, 2016, at 7:30 P.M.**, at the Township Hall. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

Agenda Item 10. Adjournment

A motion to adjourn was made by Commissioner Rich Suchecki at 8:55 P.M. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Meetings: Regular Session(s) – October 18, 2016

November 10, 2016 (**this is a Thursday**)

Special Session(s) - September 27, 2016

Crockery Township

Special Planning Commission Meeting

September 27, 2016

(Approved)

Chairman Bill Sanders called the September 27, 2016, Special Planning Commission Meeting to order at 7:30P.M. Roll-call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Mike Munch, and Roy Holmes present. Z/A Robert Toland also was present for this session.

Commissioners Ryan Arends and Rich Suchecki were absent.

Agenda Item 2. Approval of the Agenda

Approved as submitted.

Agenda Item 3. Approval of Minutes

None.

Agenda Item 4. Announcements

None.

Item 5. Communications

None.

Agenda Item 6. Public Comment

No public present.

Agenda Item 7. Action Items

None.

Agenda Item 8. Presentations.

None.

Agenda Item 9. Discussion Items

Mr. Toland provided the Commission with a proposed draft of Article 21 of the Zoning Ordinance – Signs, as prepared by Attorney James R. Brown, for review. The Commission and Mr. Toland entered into a discussion regarding this draft and several recommendations were made by the Commission. The Commission will continue to review and discuss this draft at the October 18, 2016, Regular Planning Commission Meeting.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Mike Munch at 9:30 P.M. A 2nd 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 18, 2016

November 10, 2016 (**this is a Thursday**)

Special Session(s) - TBD