

Crockery Township

Regular Planning Commission Meeting
April 16, 2019
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:32 P.M. Roll call was taken with Commissioners Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, Mike Munch, and Roy Holmes present. Z.A. Robert Toland and Attorney Ronald M. Redick were also present for this meeting.

There were six persons seated in the public gallery.

Agenda Item 2. Approval of the Agenda

Approved as submitted.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the March 19, 2019, Regular Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Rich Suchecki. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Agenda Item 4. Announcements

Commissioner Rich Suchecki stated the Board issued a resolution in opposition to the proposed dredging of the Grand River from approximately 104th Avenue east to Grand Rapids.

The Board also took a further position to support a front service drive for properties on the south side of Cleveland Street, east of 124th Avenue.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

Chairman Sanders asked for public comments, none were offered at this time.

Agenda Item 7. Action Items

A. Public Hearing -Willis – Zoning Amendment – Accessory Building Size Limit.

The Commission has received a request from Mr. David Willis to remove the maximum square footage limitation of accessory buildings in residential zoning districts.

Documents received by the Commission for this hearing include; (1) a Planning and Zoning Review by Z/A Toland, Dated April 16, 2019, discussing this proposal, (2), a copy of the Township's Zoning Ordinance, Accessory Buildings in Residential Zone Districts, and (3) a copy of Polkton Township's Zoning Ordinance, citing ZBA authority to address accessory buildings as a matter of policy, provided by Mr. Willis.

Mr. Willis was present for this action.

Chairman Sanders opened this public hearing.

Mr. Toland provided a lead-in to this matter, discussing the information found in his Planning and Zoning Review, including the limitations found in the current zoning ordinance language and giving examples of square footage allowances under this proposal.

Mr. Willis owns approximately 17 acres of residentially zone property at 17477 136th Avenue.

The Commission engaged in a lengthy discussion with Mr. Willis regarding his request, specifically the elimination of the square footage cap and the sole use of the 1% factor in determining building (footprint) size.

Chairman Sanders asked for public comment.

Rock and Connie Wilson, residents of State Road, supported the idea of increasing the square footage allowance for accessory buildings.

Dennis Dryer, of Dryer Architectural Group, 220 1/2 Washington Avenue, Grand Haven, also was supportive of increased size allowances for accessory buildings.

The Commission felt this issue merits further consideration before a decision is made.

After all interested parties were heard, Commissioner Mike Munch made a **motion** to table this matter for further consideration until **(Special Meeting) Tuesday, April 23, 2019, at 7:30 P. M., at the Township Hall**. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

B. Site Plan Review – River Flats AG., LLC – 500 Plant Grow Facility.

The Planning Commission has received a request from River Flats AG., LLC, to renovate one-half of an existing 12,000 square foot industrial building on parcel #70-04-16-400-020, located at 16962 Woodland Drive, and to add one 338 square foot condenser canopy on the northside of the building and one 81 square foot condenser canopy on the westside of the building. This property is proposed to be operated as a medical marijuana growing facility for up to 500 plants.

Documents received by the Commission for this review include; (1) a site plan by Dryer Architectural Group, 220.5 Washington Street, Grand Haven, Michigan, dated October 4, 2018, by BSW, Project# 18-312, amended March 25, 2019, (2) a Planning and Zoning Review by Z/A Toland, dated April 16, 2018, discussing this site plan, (3) a review by Kevin S. Kieft, P.E., of Prein & Newhof, Engineers for the Township, dated April 9, 2019, discussing this site plan, (4) a review by Scott Hemmelsbach, Fire Inspector, SLFD, dated March 29, 2019, discussing this site plan, and (5) a copy of Cannabis Environmental Best Management Practices, Draft Section for Review: Air Quality, dated August 9, 2018, by Denver Department of Public Health & Environment.

Present on behalf of River Flats AG., LLC, were Mr. John Morgan, Mr. Chris Bade, and Architect Dennis Dryer.

Mr. Toland opened this discussion by covering his Planning and Zoning Review, including the building description and condominium status, proposed renovations, the current zoning, and other details of this proposed project, including air filtration.

Mr. Dryer assisted in the site plan review, highlighting the proposed renovations, and commenting on the air filtration system, specifically the rate of air exchange and filtration that would occur wholly within the confines of the unit.

Both Mr. Morgan and Mr. Bade offered comments regarding the security of the proposed operation and the requirements related to the growing operation.

The Commission further reviewed and discussed the information offered by Prein & Newhof and the Fire Department representatives, including emergency access and safety, water and sewer issues, lighting, physical structure, and other details of the proposed plan, to include drainage and parking surface.

Mr. Toland and Mr. Redick pointed out there may be issues related to the Master Deed that require verification, and amendments to the condominium agreement that have yet to be accomplished. These issues would need to be addressed and in place prior to site plan approval.

After all interested parties were heard, Commissioner Roy Holmes made **a motion** to table this matter until further information can be provided regarding the Master Deed and Condominium Agreement (amendments). A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

Agenda Item 8. Presentations

None.

Agenda Item 9. Discussion Items

A. Nunica Main Street Overlay District.

No action taken at this time, awaiting further input.

B. Separation requirements on all types of medical marijuana facilities in the I-1 District.

The Commission reviewed the draft document related separation distances and zoning provisions and made several amendments to the language and content.

After amending the draft document, Commissioner Rich Suchecki made **a motion, via resolution**, to bring this amendment to the Township’s zoning ordinance to a public hearing on Tuesday, May 21, 2019, at 7:30 P.M., at the Township Hall. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously passed by the Commission.

C. Design standards for service drives.

The Commission briefly discussed the need to develop design standards for service drives.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Roy Holmes at 9:40 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 Regular Meeting - May 21, 2019

Next Special Meeting - April 23, 2019