

Crockery Township

Regular Planning Commission Meeting

August 18, 2015

(Approved)

Chairman Bill Sanders called the August 18, 2015, Regular Planning Commission Meeting to order at 7:32P.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 July 21, 2015, Regular Planning Commission Meeting. A motion was made to approve the minutes, as written, by Commissioner Rich Suchecki. 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

No public comment offered.

Agenda Item 7. Action Items

A. Public Hearing –Special Land Use - Fillman Pond.

Documents provided for this public hearing include; (1) a Planning and Zoning Review offered by Z/A Toland, Dated August 18, 2015, discussing the proposed pond, (2) A review by Kevin S. Kieft, P. E., of Prein & Newhof, dated August 5, 2015, discussing the proposed pond, (3) A Crockery Township Zoning Application, requesting a Special Land Use to construct a pond, dated July 14, 2015, signed by Bryan Fillman, (4) a colored aerial of the Fillman Property, parcel #70-04-10-200-017, 18245 112th Avenue, showing the location of the pond and proposed dwelling structure, drain field, well, and pond setbacks, and (5) pond dimensions, including cross-section.

Chairman Bill Sanders opened the public hearing.

Bryan and Sara Fillman were present for this hearing.

Mr. Toland provided a lead-in to this proposed project, stating the Fillman parcel is 20.38 acres and zoned Ag-2. The pond is to be 200' X 415' (63,000 Sq. Ft.) and kidney shaped. The pond will yield 25,000 cubic yards of fill that will be utilized on site to raise the (proposed) home building site. The pond meets the required set-backs and no permits from the MDNR are required. A Soil Erosion and Sedimentation Control Permit will be needed from the Ottawa County Water Resources Commission (Drain Office).

Bryan Fillman advised the excavated material from the pond construction would remain on-site and be used to raise the elevation for building their home. The pond would then be used for recreational purposes. Mr. Fillman advised he had obtained the Soil Erosion and Sedimentation Permit from the County.

John Tiles, Tiles Excavating, was also present and will construct the Fillman pond to meet Township Standards.

The Commission also discussed the information found in the Prein & Newhof review. It was noted the no pond discharge pipe would be required and any run-off from the home building platform would remain on the property. No fence was required by the Commission due to the rural nature of the parcel and surrounding vicinity.

No public comment was offered.

After all discussion was complete and all interested parties heard, Commissioner Ryan Arends made **a motion** to approve the Special Land Use permit to construct a pond, as indicated on the provided plan, contingent on the Soil Erosion and Sedimentation Permit being filed with the Township. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

B. Public Hearing – Special Land Use – Ten Brink Multi-Unit.

Documents provided for this public hearing include; (1) a Planning and Zoning Review offered by Z/A Toland, Dated August 18, 2015, discussing the proposed multi-unit dwelling, (2) A Crockery Township Zoning Application, requesting a Special Land Use to construct (renovate an existing structure) 3-Family apartment, unsigned and undated, (3) a colored aerial of parcel #70-04-07-300-009, 14389 State Road, showing the location of the existing structures and surrounding properties, (4) a hand-drawn sketch of the existing structures, including parking and septic system, and (5) a hand-drawn sketch of the proposed three-unit apartment layout.

Chairman Sanders opened the public hearing.

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

Mr. Toland provided a lead-in to this public hearing by reviewing the information in his Planning and Zoning review. 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 documents provided were discussed at length by the Commission, Mr. Ten Brink, Mr. Moon, and Mr. Toland. Although the Commission understood the intent of the proposed project, the sketch drawings were found to be inadequate for planning purposes.

Scott and Kim Ball, who are adjacent landowners to the Christian Missionary Alliance property, suggested the title may not be clear for the proposed multi-unit dwelling. The Balls contend the northern portion of the property can only be utilized (for parking) as long as the current structure remains a church. If not, the north half of the parking area reverts back to them. Mr. Moon disputes this statement, indicating the title search came back clear and without the restrictions mentioned by Mr. and Mrs. Ball. Mr. Toland advised the parties the alleged deed restrictions would have to be settled between the interested parties, and that this issue (deed restrictions) was not within the Township's authority to settle.

After considerable discussion, Commissioner Ryan Arends made a **motion** to table this Special Land Use proposal until September 15, 2015, so properly engineered drawings can be provided, or the application for this proposal was withdrawn. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

C. Site Plan Review – Crockery Store and Lock.

Documents provided for this public hearing include; (1) a Planning and Zoning Review offered by Z/A Toland, Dated August 18, 2015, discussing the proposed addition to the Store and Lock, (2) A review by Kevin S. Kieft, P. E., of Prein & Newhof, dated August 5, 2015, discussing the proposed addition to the Store & Lock, (3) a Crockery Township Zoning Application, dated July 28, 2015, signed by Ritch Holmes, (4) a site plan by Stephen W. Parker, P. E., 3279 E. Laketon Avenue, Muskegon, Michigan, dated July 27, 2015, Job #R120201, by Randall J. Hughes, and (5) building elevations, footprint, and foundations, engineered drawing by Pioneer Construction and Tailored Building System, 550 Kirtland Street, S. W., Grand Rapids, Michigan, 49507, Job #14148, dated July 27, 2015, by T. Beltman.

Crockery Store and Lock is owned by Commissioner Roy Holmes. Commissioner Holmes was excused from the Commission panel by Chairman Bill Sanders and took his place in the public gallery for this site plan review.

Mr. Toland provided a lead-in to the review by stating the Crockery Store and Lock is located at 11352 Cleveland Street, parcel #70-04-22-200-018, which is zoned C-1, and 3.85 acres in size. Mr. Holmes is proposing a 100' X 40' addition to the south end of the western most store and lock structure. Set-backs are met (Note: this property and surrounding area in no longer part of the M-104 Overlay).

The Commission reviewed the documents provided, with Mr. Holmes answering specific questions regarding the addition.

No public comment was offered.

After all discussion was complete and all interested parties heard, Commissioner Ryan Arends made a **motion** to approve the site plan as submitted. A 2nd was offered by Commissioner Rich Suchecki. The motion was approved by the Commissioners, Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, and Mike Munch.

Commissioner Holmes took his place back on the Commission panel.

Agenda Item 8. Presentations.

None.

Agenda Item 9. Discussion Items

The **October Regular Planning Commission Meeting** will be moved to Tuesday, **October 13, 2015.**

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Ryan Arends at 9:03 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) – September 15, 2015

 Special Sessions - Tentatively; September 29, 2015

 Regular Session(s) – October 13, 2015