

Crockery Township

Regular Planning Commission Meeting
Virtual Session
February 2, 2021
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:30 P.M. Roll call was taken with Commissioners, Dave Meekhof (Crockery Twp.), Jon Overway (Crockery Twp.), Bill Sanders (Crockery Twp.), Ryan Arends (Crockery Twp.), Rich Suchecki (Crockery Twp.), and Mike Munch (Crockery Twp.), present. Z.A. Robert Toland (Comstock Park) and Attorney for the Township. Ronald M. Redick (Grand Haven Twp.) were also present for this meeting.

Commissioner Roy Holmes was absent.

Township Supervisor Erik Erhorn was virtually present, along with four members of the public.

Agenda Item 2. Approval of the Agenda

Approved as submitted.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the December 15, 2020, Regular Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Mike Munch. A 2nd was offered by Commissioner Rich Suchecki. Roll-call vote; Commissioner Bill Sanders – Yes, Commissioner Ryan Arends – Yes, Commissioner Rich Suchecki – Yes, Commissioner Mike Munch – Yes, Commissioner Dave Meekhof – Yes, Commissioner Jon Overway – Yes. The motion was unanimously approved.

Agenda Item 4. Announcements

None.

Agenda Item 5. Communications

See written communique Action Item 7B; Thomas R. Kamp, dated February 2, 2021.

Agenda Item 6. Public Comment

Chairman Sanders asked for public comment. None was offered.

Agenda Item 7. Action Items

A. Silver Vista – SLU Phase 3 – Public Hearing.

Documents provided to the Commission for this action include; (1) a Crockery Township Zoning Application, signed by Rob Vandervennen, dated December 2, 2020, and (2) a Site Plan by Driesenga & Associates, 12330 James Street, Suite H80, Holland, Michigan, 49424, 616 396-0255, dated December 4, 2020, by Tracy Hutchinson, Project #1610366.1C, (3) Memo by Schultz Land & Water Consulting, Inc., dated January 18, 2021, to Ms. Sara Hirst, Ottawa County Water Resources Commission, recommending site plan approval, (4) Letter by Mr. Joe Bush, County of Ottawa Water Resource Commissioner, dated January 25, 2021, to Mr. Vandervennen of Silver Vista, granting site drainage approval, (5) a Planning and Zoning Review by Z/A Robert Toland, dated January 19, 2021, discussing this proposal, and (6) a Ottawa County GIS color ariel of the Silver Vista property and surrounding parcels.

The Planning Commission has received a request from Silver Vista LLC for a Special Land Use permit to expand their existing self-service storage facility on Parcel #70-04-23-100-016, located at 11080 Cleveland Street. Phase 3 of the Silver Vista LLC plan includes a 30' X 60', 1800 SF expansion of an existing structure, the addition of a 30' X 150', 4500 SF structure, and the addition of a 20' X 150', 3000 SF structure on its Nunica Storage property.

Ms. Tracy Hutchinson of Driesenga & Associates was virtually present on behalf of Silver Vista.

Chairman Sanders opened the public hearing.

Mr. Toland addressed his comments issued in his Planning and Zoning Review in this matter. Mr. Toland further stated Phase I and Phase II were managed well by Silver Vista and approved by the Township. Mr. Toland further stated the County Water Resources site drainage was approved and the site plan appeared to address the Township's concerns adequately.

Chairman Sanders asked for public comment.

Ms. Hutchinson advised she would assist in answering any questions regarding this proposed project.

No further public comments were offered in this matter,

Chairman Sanders closed public comment.

Chairman Sanders briefly engaged the Commission in discussing this proposal. The Commission members felt the site plan was adequate and addressed the Township requirements.

After all discussion was complete, and all interested parties heard, Commissioner Ryan Arends made a **motion, via resolution**, to approve the Special Land Use permit for Silver Vista Phase III self-service storage. A 2nd was offered by Commissioner Mike Munch. Roll-call vote; Commissioner Bill Sanders – Yes, Commissioner Ryan Arends – Yes, Commissioner Rich Suchecki – Yes, Commissioner Mike Munch – Yes, Commissioner Dave Meekhof – Yes, Commissioner Jon Overway – Yes. The motion was unanimously approved.

Mr. Toland will notify the applicants of the approval in writing.

B. Meekhof Trucking LLC – Rezoning from I-1 to I-2 – Public Hearing.

Documents provided to the Commission for this action include; (1) an Ottawa County GIS aerial of the Meekhof properties and surrounding parcels, (2) current Crockery Township Future Land Use Mapping, and (3) a written communique by Thomas R. Kamp, dated Feb 2, 2021.

The Planning Commission has received a request from Meekhof Holding Company Inc. to rezone five parcels, including #70-04-16-100-006 (40.41 acres), #70-04-16-200-006 (39.99 acres), #70-04-16-200-021 (8.35 acres), #70-04-16-400-024 (32.96 acres), and #70-04-16-400-026 (27.16 acres), located at 16861 120th Avenue, from I-1 Light Industrial, to I-2 Heavy Industrial.

Commissioner Dave Meekhof asked to be excused from this hearing due to a conflict of interest. Chairman Sanders approved the request and Commissioner Meekhof removed himself from the discussion.

Mr. Doug Meekhof was virtually present for this hearing.

Chairman Sanders opened the public hearing.

Mr. Toland reviewed the request with the Commission, indicating the proposed zoning change from I-1 Light Industrial to I-2 Heavy Industrial is consistent with the Township's future land use for this area, and would bring the Meekhof operation into conformance. Additionally, the Township has established an Industrial Development District that includes these parcels. Mr. Toland further stated the I-2 Heavy Industrial Zoning District allows for storage of building materials and equipment.

Mr. Doug Meekhof advised when their operation started many years ago the Township had only one description of "Industrial", under which their operation was approved.

The Commission agreed the original description was simply "Industrial" and was subsequently changed to I-1 Light Industrial, which placed Meekhof Trucking LLC into a legal non-conforming status. The Commission indicated the process of adopting the I-2 Heavy Industrial Zoning District has been developed over the past year and addresses bringing the Meekhof operation back into conformance.

Chairman Sanders asked for public comment.

Chairman Sanders read into the record the memo offered by Thomas R. Kamp, dated February 2, 2021, in its entirety. Mr. Kamp listed his reasons and arguments for objecting to the proposed zoning change from I-1 to I-2 in his memo to the Commission.

Mr. Steve Waite, who was present virtually, indicated he owns property adjacent to Meekhof's operation. Mr. Waite stated his objection to the proposed zoning change from I-1 to I-2, reasoning that Meekhof Trucking did not meet the description of heavy industrial, among other comments.

After all interested parties were heard, Chairman Sanders closed public comment.

Mr. Redick indicated the issue was properly before the Commission.

The Commission discussed the proposed zoning change and felt the I-2 Heavy Industrial Zoning District description did apply to the Meekhof Trucking operation. The Commission noted the formation of the Heavy Industrial Zoning District was discussed and planned over the past year. The Commission further believed it was appropriate to bring the Meekhof operation back into conformance and did so in accordance with the Township's Master Plan (Future Land Use Mapping).

After all discussion was complete, and all interested parties heard, Commissioner Jon Overway made **a motion, via resolution**, to recommend to the Township Board that the request to rezone the Meekhof properties, including #70-04-16-100-006 (40.41 acres), #70-04-16-200-006 (39.99 acres), #70-04-16-200-021 (8.35 acres), #70-04-16-400-024 (32.96 acres), and #70-04-16-400-026 (27.16 acres), located at 16861 120th Avenue, from I-1 Light Industrial, to I-2 Heavy Industrial be approved. A 2nd was offered by Commissioner Mike Munch. Roll-call vote; Commissioner Bill Sanders – Yes, Commissioner Ryan Arends – Yes, Commissioner Rich Suchecki – Yes, Commissioner Mike Munch – Yes, Commissioner Jon Overway – Yes. The motion was unanimously approved.

Chairman Sanders now asked Commissioner Dave Meekhof to rejoin the Commission panel.

Agenda Item 8, Presentations

None.

Agenda Item 9. Discussion Items

A. I-96 East Sub Plan Amendment.

Supervisor Erhorn felt there should be further discussion regarding the intent of this proposed Sub Plan. The Commission agreed to postpone further discussion until in-person sessions could take place.

B. Zoning Amendments – Farm Building permit exemptions.

Mr. Toland provided the Commission with the final draft of the amendment language involving approval procedures for agricultural buildings. The Commission felt the proposal was ready for a public hearing.

Commissioner Mike Munch made **a motion, via resolution**, to hold a public hearing in this matter, approval procedures for agricultural buildings, on Tuesday, March 16, 20221, at 7:30 P.M., at the Township Hall. A 2nd was offered by Commissioner Rich Suchecki. Roll-call vote; Commissioner Bill Sanders – Yes, Commissioner Ryan Arends – Yes, Commissioner Rich Suchecki – Yes, Commissioner Mike Munch – Yes, Commissioner Jon Overway – Yes, Commissioner Dave Meekhof - Yes. The motion was unanimously approved.

C. Zoning Amendments – I-2 Zoning District Allowed Uses.

Mr. Toland provided the Commission with the final draft of the amendment language involving uses allowed by right for outdoor storage of construction materials. The Commission felt the proposal was ready for a public hearing.

Commissioner Ryan Arends made **a motion, via resolution**, to hold a public hearing in this matter, uses allowed by right for outdoor storage of construction materials, on Tuesday, March 16, 20221, at 7:30 P.M., at the Township Hall. A 2nd was offered by Commissioner Rich Suchecki. Roll-call vote; Commissioner Bill Sanders – Yes, Commissioner Ryan Arends – Yes, Commissioner Rich Suchecki – Yes, Commissioner Mike Munch – Yes, Commissioner Jon Overway – Yes, Commissioner Dave Meekhof - Yes. The motion was unanimously approved.

D. Zoning Amendments – CH Zoning District Site Plan Review.

Mr. Toland provided the Commission with the final draft of the amendment language involving land uses requiring site plan review, to include the Commercial Horticulture Zoning District. The Commission felt the proposal was ready for a public hearing.

Commissioner Dave Meekhof made **a motion, via resolution**, to hold a public hearing in this matter, land uses requiring site plan review, to include the Commercial Horticulture Zoning District, on Tuesday, March 16, 20221, at 7:30 P.M., at the Township Hall. A 2nd was offered by Commissioner Jon Overway. Roll-call vote; Commissioner Bill Sanders – Yes, Commissioner Ryan Arends – Yes, Commissioner Rich Suchecki – Yes, Commissioner Mike Munch – Yes, Commissioner Jon Overway – Yes, Commissioner Dave Meekhof - Yes. The motion was unanimously approved.

Note: Commissioner Suchecki and Mr. Toland encouraged Commissioners to consider a virtual training opportunity on February 16, 2021, hosted by the County.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Bill Sanders at 8:29 P.M. A 2nd was offered by Commissioner Jon Overway. Roll-call vote; Commissioner Bill Sanders – Yes, Commissioner Ryan Arends – Yes, Commissioner Rich Suchecki – Yes, Commissioner Mike Munch – Yes, Commissioner Dave Meekhof – Yes, Commissioner Jon Overway – Yes. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Regular Meeting – March 16, 2021
Next Special Meeting - TBD