

Crockery Township

Regular Planning Commission Meeting

January 17, 2017

(Approved)

Chairman Bill Sanders called the January 17, 2017, Regular Planning Commission Meeting to order at 7:28 P.M. Roll-call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, and Mike Munch present. Z/A Robert Toland also was present for this session.

Commissioner Roy Holmes was absent.

Agenda Item 2. Approval of the Agenda

Approved as submitted.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the December 20, 2016, Regular Planning Commission Meeting. A motion was made to approve the minutes, as written, by Commissioner Rich Suchecki. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved.

Agenda Item 4. Announcements

None.

Item 5. Communications

None.

Agenda Item 6. Public Comment

None offered at this time.

Agenda Item 7. Action Items

A. Grand River Landing – Site Condominium – Site Plan Review.

Documents provided to the Commission for this public hearing include; (1) a site plan by Milanowski & Englert Engineering & Surveying, Inc., 927 Beechtree Street, Suite 3, Grand Haven, Michigan, 49417, Dated December 23, 2016, by TV/DRB, Job #15425, (2) memo; Grand River Landing development narrative, undated, unsigned, (3) an Agent Authorization Letter, naming James D. Milanowski as the representative for Thomas VanOflen in this matter, signed by Thomas VanOflen, and dated December 20, 2016, (4) a Michigan DEQ Campground License, Reference Number 5395-70, issued to Tom & Sally VanOflen, valid 01/01/2016 through 12/31/2016, for the Grand River Landing RV Resort, and (5) a Michigan DEQ Campground Construction Permit, Permit Number CP-13050, Dated October 3, 2013, signed by Brian Esparsa, DEQ Environmental Quality Analyst, issued to Tom VanOflen, with attachments.

Mr. James D. Milanowski, of Milanowski and Englert Engineering & Surveying, Inc., was present on behalf of Mr. Thomas VanOflen for this meeting.

Z/A Toland provided a lead-in to this matter, indicating Mr. VanOflen has applied to convert the (existing) Grand River Landing RV Resort into a recreational unit Site Condominium. The RV Park has a Michigan DEQ approved septic system and potable well water. The twenty-six (26) unit campground is proposed to change to a twenty-four (24) unit site condominium. This property is located at 15101 120th Avenue, parcel #70-04-33-200-003, and is zoned (Ag-1) Agricultural. Mr. Toland advised (at present) little was to change with the physical aspects of the property, other than the individual ownership of lots allowable under the site condominium proposal.

Mr. Milanowski advised he was present to introduce the proposal to the Commission and answer preliminary questions concerning the plan.

The Commission discussed the plan with Mr. Milanowski, who indicated the Master Deed and By-laws would be available for site plan review at the February, 2017, Regular Planning Commission Meeting.

No public comments were offered. No members of the public were present, apart from the applicant's representative.

The Commission will conduct a site plan review of this proposal during the February, 2017, Regular Planning Commission Meeting.

B. Treeworks Land Company, LLC, - Rezoning – Resolution of Intent to set the date for a Public Hearing.

Documents provided to the Commission in this matter include; (1) a Crockery Township Zoning Application, requesting a change in zoning (2 acres of an existing 54 acre parcel) from (Ag-1) Agricultural to (I-1) Light Industrial, Signed by Jason R. Porter, Treeworks Land Company, LLC, dated December 12, 2016, (2) a survey of parcel #70-04-23-100-007, located at 11011 Fitzgerald Street, by Robert B. Hammond, Summit Surveying, dated December 19, 2016, Job #3441602, and (3) a sketch drawing of the property.

Z/A Toland advised Mr. Jason Porter has proposed to rezone two (2) acres of his fifty-four (54) acre parcel, located at 11011 Fitzgerald Street, from (Ag-1) Agricultural to (I-1) Light Industrial. Mr. Toland indicated the application states the two-acre parcel would then be utilized for equipment and log storage.

After a brief discussion, Commissioner Ryan Arends made **a motion** to hold a public hearing in this matter on February 21, 2017, 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.

C. Proposed Zoning Ordinance Amendments – Miscellaneous, Signs, Condominiums – Resolution of Intent to set the date for a Public Hearing.

The Commission was provided with Draft No. 3 regarding this matter, as prepared by Attorney James R. Brown.

After a brief discussion, Commissioner Ryan Arends made **a motion** to hold a public hearing in this matter on February 21, 2017, 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.

D. Tejchma – Private Street – Resolution of Intent to set the date for a Public Hearing.

The Planning Commission has received a request from Nate Tejchma (property owner) and Eric Wahlberg (SAS Builders, LLC) for a permit to construct a 720-foot private street on parcels #70-04-07-100-040 and # 70-04-07-100-041, located off 144th Avenue. These parcels of land are currently zoned (R-1) Low Density Single-Family Residential.

After a brief discussion, Commissioner Rich Suchecki made **a motion** to hold a public hearing in this matter on February 21, 2017, at 7:30 P.M., at the Township Hall. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the Commission.

Agenda Item 8. Presentations.

Z/A Toland provided the Commission with further information on the MMMA. The information is contained in the Mika Meyers Local Government Law Bulletin - January of 2017.

Mr. Toland provided the Commission with a copy of the North Bank Trail - Nunica Trailhead. A rendering by Callen Engineering, 113 W. Savidge Street, Suite B, Spring Lake, Michigan, 49456.

Agenda Item 9. Discussion Items

None.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Ryan Arends at 9:39 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) – February 21, 2017
 Special Session(s) - TBD