

Crockery Township

**Regular Planning Commission Meeting**  
**July 17, 2018**  
**Approved Minutes**

Chairman Bill Sanders called the meeting to order at 7:33 PM. Roll call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, Roy Holmes and Mike Munch present. Z.A. Robert Toland was also present for this meeting.

**Agenda Item 2. Approval of the Agenda**

Approved as submitted.

**Agenda Item 3. Approval of Minutes**

The Commission reviewed the minutes from the June 19, 2018 Regular Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Mike Munch. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. The motion was unanimously approved.

**Agenda Item 4. Announcements**

Commissioner Rich Suchecki advised the Board was working on Fire Department facility issues, including exploring an addition to the (new) building, and the demolition of the (old) original building.

**Agenda Item 5. Communications**

None.

**Agenda Item 6. Public Comment**

Mr. Brian Paggeot, 12647 Taft Street, was present and indicated Top Grade Aggregates is allowing their customers to access the sand mining operation on the Grow Blue property via the driveway adjacent to his home. The Commission recalled this driveway was prohibited from use as a part of the mineral removal permit. Mr. Paggeot advised trucks from several companies, at least four in number, are coming in empty and using the prohibited driveway. Mr. Paggeot believes they are leaving via the authorized route. Mr.

Paggeot further advised his family has been driven inside by this violation of the permit due to the extensive dust that is raised by the entering trucks.

Mr. Toland advised he would prompt a response to Top Grade and Grow Blue to immediately cease this violation of the permit.

### **Agenda Item 7. Action Items**

#### **A. Boertman – Rezoning – Resolution of Intent to Hold a Public Hearing.**

The Planning Commission has received a request from the David Boertman Living Trust to rezone 4.06 acres of parcel number 70-04-16-300-014, located at 12409 Cleveland Street, from I-1 Light Industrial to C-3 Highway Commercial.

Mr. Toland indicated this request is consistent with the Township’s Master Plan (future land use mapping).

Commissioner Ryan Arends made **a motion**, via resolution, to hold a public hearing in this matter on Tuesday, August 21, 2018, at 7:30 P. M., at the Township Hall. A 2<sup>nd</sup> was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the Commission.

### **Agenda Item 8. Presentations**

None.

### **Agenda Item 9. Discussion Items**

#### **A. Performance Standards – Revise Article 12 PUD – pages 18 – 27.**

The Commission and Mr. Toland reviewed the draft of these revisions at length. The Commission made several recommendations for changes, modifications, and deletions to the draft document. Mr. Toland will prepare the document for further action.

#### **B. Design and Construction Standards – Private Streets – New Section 8 Page 7.**

The Commission reviewed the draft and found it to be largely acceptable, with only minor corrections. Mr. Toland will be preparing the document for further action.

C. Southwest Quadrant Sub Plan update – Sections 19-21, 28-33

The Planning Commission further discussed the draft, in particular the associated mapping, and how the plan may relate to the proposed Performance Standards (Item A., this section). Mr. Toland will prepare this draft document for further action.

**Agenda Item 10. Adjournment**

A **motion** to adjourn was made by Commissioner Ryan Arends at 9:41 PM. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary  
Crockery Township Planning Commission

Next Regular Meeting – August 21, 2018  
Next Special Meeting – July 31, 2018