

Crockery Township

Special Planning Commission Meeting

June 13, 2017

(Approved)

Chairman Bill Sanders called the meeting to order at 7:30 P.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 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 May 16, 2017 Regular Planning Commission Meeting. A **motion** was made to approve the minutes as written by Commissioner Mike Munch. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Agenda Item 4. Announcements

None

Agenda Item 5. Communications

None

Agenda Item 6. Public Comment

None

Agenda Item 7. Action Items

A. Site Plan Review - Meritus Properties LLC – Marina – add new building – (Tabled May 16, 2017)

A **motion** was made by Commissioner Mike Munch to un-table the review. Commissioner Roy Holmes offered A 2nd. The motion was unanimously approved.

Documents received by the Commission for this Site Plan Review include; (1) a site plan by Roosien & Associates, 5055 Plainfield Avenue, NE, Grand Rapids, Michigan, 49525, by JAM, Project #161610-S1, dated March 1, 2017, latest revision June 13, 2017, (2) a Planning and Zoning Review by Z/A Toland, dated June 13, 2017, (3) a memo by Fire Chief Gary Dreyer, dated June 13, 2017, (4) a review by Kevin S. Kieft, P.E., Prein & Newhof, Engineers for the Township, dated June 8, 2017, (5) a memo by Building Inspector Doug Hopkins, dated June 12, 2017, and (6) a narrative by Richard Craig, Craig Architects Inc, 25 Division Avenue, Suite 222, Grand Rapids, Michigan 49503, dated May 30, 2017, outlining revisions made to the Site Plan since the May 16 review.

Marina owner Lawrence Duthler and Architect Richard Craig were present.

Mr. Craig informed the Commission that an application for a Michigan Department of Environmental Quality (MDEQ) permit, required to construct within the 100 year flood plain, has been submitted. Mr. Duthler stated he has reached agreement with Chief Dreyer, although time has not allowed him to see the latest plan revision.

After discussion of many details, a **motion** was made by Commissioner Ryan Arends to approve the Site Plan for construction outside of the 100 year flood plain with the following conditions. (1) approval of the final plan by Chief Dreyer is obtained, (2) that measures are taken to control soil erosion on the slope directly north of the proposed building. Further, that construction within the 100 year flood plain be approved once the MDEQ permit is received and a copy submitted to the Township. Commissioner Rich Suchecki offered a 2nd. The motion was unanimously approved.

B. Resolution of Intent to hold a Public Hearing – Turnstone Investments – Rezoning

The Planning Commission has received a request from Turnstone Investments LLC to rezone parcel number 70-04-15-300-047 (11.68 acres) at 16850 120th Avenue, from C-1 Neighborhood Commercial to C-3 Highway Commercial.

A **motion via resolution** was made by Commissioner Ryan Arends to hold a Public Hearing in this matter on Tuesday, July 18, 2017, at 7:30 P.M., at the Township Hall. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

Agenda Item 8. Presentations

None

Agenda Item 9. Discussion Items

None

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Roy Holmes at 8:45 P.M.
Commissioner Ryan Arends offered A 2nd. The motion was unanimously approved.

Respectfully Submitted,

David Meekhof, Vice Secretary
Crockery Township Planning Commission

Next Regular Meeting – June 20, 2017