

Crockery Township

**Regular Planning Commission Meeting**  
**November 21, 2017**  
**(Approved)**

Chairman Bill Sanders called the Special Planning Commission Meeting to order at 7:29 PM. Roll call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Mike Munch, and Roy Holmes present. Z/A Robert Toland was also present for this meeting.

Commissioner Rich Suchecki was absent.

There were three persons present in the public gallery.

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

Item 4. A. struck from agenda.

**Agenda Item 3. Approval of Minutes**

The Commission reviewed the minutes from the November 9, 2017, 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**

None.

**Agenda Item 5. Communications**

None.

**Agenda Item 6. Public Comment**

No public comments offered at this time.

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

### **A. I-1 District Solar Energy Facility SLU, Residential Garages, C-3 District, Definitions.**

Documents provided to the Commission for this action item include; (1) Proposed zoning ordinance amendments, draft dated November 21, 2017, I-1 District Solar Energy Facility Special Land Use, Residential Garages, C-3 District – Waste Management and Remediation Services, and Definitions.

The Planning Commission reviewed and discussed the proposed language. The Commission recommended several minor changes to the document.

Chairman Bill Sanders asked for public comment. No public comments were offered.

Commissioner Ryan Arends made **a motion**, via resolution, to recommend to the Township Board that the draft, dated November 21, 2017, I-1 District Solar Energy Facility Special Land Use, Residential Garages, C-3 District – Waste Management and Remediation Services, and Definitions, (with amendments), be approved. A 2<sup>nd</sup> was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the Commission.

## **Agenda Item 8. Presentations**

### **A. Gemmen Special Land Use – Change to Site Plan.**

Mr. Toland indicated Mr. Gemmen would like to amend his site plan for a Planned Mineral Removal to include the construction of (his personally owned) dwelling and accessory building.

Mr. Rob Gemmen was present for this review.

The Commission discussed the 500foot language, as it applies to PMR's, and believed this restriction should be waived for a personal residence for the parcel owner. The Commission further stated no land division should be necessary for this circumstance. The Commission will authorize Z/A Toland to approve this suggested change to the site plan. The Commission will require an updated site plan, showing the proposed dwelling and accessory building, prior to the issuance of a Building Permit.

**A motion** was made by Commissioner Ryan Arends, to authorize Zoning Administrator Robert Toland to approve a minor change to the Gemmen PMR SLU site plan, approving construction of a residential dwelling and accessory building, for the applicant's personal use, and that no land division shall be necessary (at this time), and that no Building Permit shall be issued until an updated site plan is presented by Mr. Gemmen (to the Township) showing the dwelling and accessory building. A 2<sup>nd</sup> was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

**Agenda Item 9. Discussions**

A. Grow Blue – No new information received at this time.

Mr. & Mrs. Paggeot were present and made aware of the status.

B. Zoning Map Changes.

The Commission discussed potential zoning map changes, particularly to the SW quadrant of the Township. These preliminary discussions will continue at future Planning Commission meetings.

**Agenda Item 10. Adjournment**

A **motion** to adjourn was made by Commissioner Roy Holmes at 8:59 P. M. A 2<sup>nd</sup> was offered by Commissioner Mike Munch. The motion was unanimously approved.

Respectfully Submitted,  
Jon C. Overway, Secretary  
Crockery Township Planning Commission

Next Regular Meeting – December 19, 2017  
Next Special Meeting - TBD