

Crockery Township

Regular Planning Commission Meeting
September 17, 2019
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:30 P.M. Roll call was taken with Commissioners Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, and Mike Munch present. Z.A. Robert Toland was also present for this meeting.

Commissioner Roy Holmes was absent.

There were five persons seated in the public gallery.

Agenda Item 2. Approval of the Agenda

Approved as submitted.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the August 20, 2019, 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. The motion was unanimously approved.

Agenda Item 4. Announcements

Commissioner Rich Suchecki advised the bids are in and awarded for an additional section of the North Bank Trail to be built from 130th Avenue to Nunica (112th Avenue). Work is expected to begin this fall.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

Mr. Rob Gemmen was present and indicated there appears to be a difference of opinion regarding several stated requirements found in the resolution approving his sand mining/pond/development of his property on 130th Avenue. Mr. Gemmen is questioning certain criteria listed on the authorization resolution that he believes may have been stated in error. Mr. Toland advised he and Township Supervisor Stille, on a site visit, observed several circumstances that are inconsistent with the authorized plan. The Planning Commission recommended Mr. Gemmen bring forward his issue during the October 15, 2019, Regular Planning Commission meeting, as an agenda item, for further discussion.

Mr. Sam Easterly pointed out what he believes to be a deficiency in allowances for accessory buildings in the Ag-1 zoned district. Mr. Easterly was advised the Commission is aware of the position and will consider it as time allows, or he may opt for a ZBA hearing. Mr. Easterly felt he could remain patient while the situation is reviewed.

Mr. Dan LaMaire, First Choice Robotics, wishes to expand his operations in the Village of Nunica, however, his business is located on the edge of the Light Industrial Zoning District. Mr. LaMaire provided the Commission with aerials and parcel layouts (3) of his property and buildings, and surrounding properties. Mr. LaMaire discussed future land use with the Commission and maintaining an adequate industrial designation that would allow for future expansion of his business. The Commission will take Mr. LaMaire's position under advisement.

Maria and Tom Fillmore stated they are interested in constructing an accessory building on their property, that also contains living quarters, which is considered a special land use by the Township (zoning ordinance). The Commission discussed the required steps and materials needed to review a special land use request with the Fillmores. The Commission further suggested that Mr. and Mrs. Fillmore work with Z/A Toland regarding questions they may have in preparing for a hearing.

Agenda Item 7. Action Items

A. Public Hearing – Proposed Zoning Amendments – Signs, Accessory Buildings, etc.

The Planning Commission has determined on its own initiative to review certain provisions of the Crockery Township Zoning Ordinance, specifically;

Amend Section: 3.02.3, Accessory Buildings in Residential Zoning Districts, to allow larger accessory buildings on larger parcels, and

Amend Section: 3.02.5, Accessory Buildings in Agricultural Zoning Districts, to increase the minimum accessory building size from 1,000 square feet to 1,200 square feet, and

Amend Section 2.02.143.V, the definition of “real estate sign,” to make clearer that this type of sign is to be for the sole purpose of advertising property for sale, rent or lease, and cannot be used to advertise or identify the name of a business located on the same premises, and

Amend section 2.02.116, the definition of Parking Lot Connector in, and

Amend section 2.02.124, the definition of Service Drive, and

Amend Section 5.02.14, Storing, packaging, and processing of farm produce, and

Amend Section 8D.04, SPECIAL LAND USES to delete Long Term Care Facilities, and

Amend Section 3.14.1.G, to require Fence Permits, and

Re-Alphabetize Section 2.02 – Definitions, and

Re- Alphabetize Article III – General Provisions, and

Re- Alphabetize Special Land Uses in sections 19.13 and 19.14.

Chairman Bill Sanders opened the public hearing and asked for public comment.

Mr. Dave Willis advised the proposed language does not fully satisfy his particular situation regarding property size and allowances for accessory buildings, however, he will continue to work with the Township in an attempt to improve his properties.

After hearing all interested parties, Chairman Sanders closed public comment.

The Commission reviewed and discussed the proposed amendments at length. The Commission found the language, by in large, satisfactory, however, wished Counsel to comment on regulating the content of signs, prior to the Board’s consideration of the amendments.

After all discussion was complete, and all interested parties were heard, a **motion, via resolution**, was made by Commissioner Ryan Arends to recommend to the Township Board, to approve the proposed amendments to the Crockery Township Zoning Ordinance, contingent on Counsel’s advice regarding regulating sign content. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

Agenda Item 8. Presentations

None.

Agenda Item 9. Discussion Items

A. Design Standards for service drives.

Standards are being reviewed by Prein & Newhof and upon completion will be moved to the Board for consideration.

B. Discuss areas for potential rezoning.

The Commission discussed areas for potential rezoning, specifically properties found in the extreme NW portion of the Township, largely affecting Section 6 of the Township. Z/A Toland will prepare study documents to assist in the evaluation of this area.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Ryan Arends at 8:58 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 Regular Meeting - October 15, 2019

Next Special Meeting - TBD