

Crockery Township

Regular Planning Commission Meeting
April 17 2018
(Approved)

Chairman Bill Sanders called the Regular Planning Commission Meeting to order at 7:29 P. M. Roll call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, and Roy Holmes present. Z/A Toland was also present for this session.

Commissioner Mike Munch was absent.

There were five persons present in the public gallery.

Agenda Item 2. Approval of the Agenda

Strike item 7. E. Harmon Pond, awaiting documents.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the March 20, 2018, Regular Planning Commission Meeting. **A motion** was made to approve the minutes, as written, by Commissioner Rich Suchecki. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved.

The Commission reviewed the minutes from the March 27, 2018, Special Planning Commission Meeting. **A motion** was made to approve the minutes, as written, by Commissioner Ryan Arends. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved.

Agenda Item 4. Announcements

Commissioner Rich Suchecki advised the Board approved the recommendation for rezone regarding the 144th Avenue property.

Additionally, Commissioner Suchecki informed the Planning commission the Board will meet on Tuesdays based on legal counsel availability.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

Chairman Bill Sanders asked for public comments. No public comments were offered at this time.

Agenda Item 7. Action Items

A. Medical Marijuana – Public Hearing - Standards for Processor, Transporter, and Safety Compliance Facility.

The Township has determined it is necessary to amend certain sections of the Crockery Township Zoning Ordinance regarding Medical Marijuana, including Article 2-Definitions, Article 9-C-3 Highway Commercial District, Article 11-Light Industrial District, and Article 20-Parking and Loading spaces, and related matters, to better align our local ordinance with State regulatory requirements.

Mr. Toland provided a draft and explanation of the proposed amendments.

Chairman Sanders opened the public hearing in this matter.

The Commission reviewed the draft and suggested a number of corrections to the language.

Chairman Sanders asked for public comment. No public comment was offered.

After all discussion was complete and all interested parties heard, Commissioner Ryan Arends made a **motion** to recommend to the Township board the amendments to Medical Marijuana Ordinance be approved, with corrections. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

B. Murphy Investments, Inc. – SLU – Continuation of Review.

The Planning Commission has received a request from Mr. Mike Murphy, Murphy Investments, Inc., for a Special Land Use permit for a Self-Service Storage Facility, on Parcel # 70-04-21-200-031 (0.75 acres), located on 124th Avenue at Cleveland Street. The parcel is currently zoned C-1 Commercial.

Documents provided to the Planning Commission in this matter include; (1) a Crockery Township Zoning Application, signed by Michael Murphy, dated January 29, 2018, (2) a copy of the Township's Zoning Ordinance, Section 47., (3) a print-out entitled M-72 Recreational Storage Condominium – Home, dated February 16, 2018, (4) an Ottawa County Road Commission application (enclose ditch), pending status, (5) an Ottawa County Soil Erosion & Sedimentation Control permit, dated February 12, 2018, Permit #10977, (6) an Ottawa County GIS aerial of Parcel 70-04-21-200-031 and surrounding parcels, (7) an Ottawa County Environmental Health Vacant Land Evaluation Report, dated February 13, 2018, (8) a review by Kevin S. Kieft, P.E., Prein & Newhof, engineers for the Township, dated March 13, 2018, discussing this proposal, (9) a Planning and Zoning Review by Z/A Toland, Dated March 20, 2018, discussing this proposal, and (10) a site plan by Westshore Engineering & Surveying, 2534 Black Creek Road, Muskegon, Michigan, 49444, by ELS/NSS, dated March 9, 2017, amended February 22, 2018, March 5, 2018, March 26, 2018, and April 17, 2018, with building elevations.

Mr. Mike Murphy was present for this hearing.

Chairman Bill Sanders opened the (continuance) public hearing in this matter.

Mr. Murphy advised he had tentative approval from the Ottawa County Road Commission, Ottawa County Water Resources Commission, and Ottawa County Health Department for his planned driveway, culvert relocation, water retention, and septic system. Mr. Murphy also advised his Soil Erosion and Sedimentation Permit was in hand.

Mr. Murphy stated his plan will allow for downcast lighting (wall-pack fixtures) and a single sign for the storage unit building (not for individual bays).

The Commission reviewed the revised/updated site plan and again discussed the proposal at length with Mr. Murphy. The issues of set-back, driveway entrances and service drives, parking, private utility placement (septic system), drainage and retention, landscaping, were reviewed and discussed, amongst other details of this proposal. It was noted that the site plan did allow for a future service drive, however, the Commission understands that off-street circulation, potentially connecting to 124th Avenue in the future, would likely occur south of Mr. Murphy's parcel due to its proximity to the intersection of M-104/Cleveland Street.

Chairman Bill Sanders asked for public comment. No public comment was offered.

After all discussion was complete and all interested parties heard, Commissioner Rich Suchecki made a **motion**, to approve this Special Land Use and related site plan, with the following contingencies; (1) storage only-no on-sight sales, (2) no outdoor storage, (3) all applicable permits to be received by the Township prior to issuance of building permits. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

C. Meritus Properties LLC – Site Plan Review.

Documents provided to the Planning Commission in this matter include; (1) a Planning and Zoning Review by Z/A Toland, Dated March 20, 2018, discussing this proposal, (2) a review by Kevin S. Kieft, P.E., Prein & Newhof, Engineers for the Township, dated March 13, 2018, discussing this proposal, (3) a letter from Richard J. Craig, Craig Architects, Inc., to Z/A Robert Toland, dated February 26, 2018, on behalf of owner Lawrence Duthler, discussing bituminous pavement as it applies to a previous improvement made to the property at 15078 120th Avenue, (4) a letter from Paul G. Henderson, P.E., Roosien & Associates PLLC, to Z/A Robert Toland, dated February 19, 2018, on behalf of owner Lawrence Duthler, discussing bituminous pavement and reclaimed asphalt millings, (5) an excerpt from Crockery Township Design and Construction Requirements, (6) an excerpt from Crockery Township Zoning Ordinance highlighting (M.) Surface-Parking, (7) a Crockery Township Zoning Application, signed (initialed) by Lawrence Duthler, dated March 2, 2018, requesting construction of a new 12,000 SF storage building, with multiple attachments, including (undersized) site plans, building elevations and footprint, and construction engineering, and (8) a site plan by Roosien & Associates, 5055 Plainfield Avenue, NE, Grand Rapids, Michigan, 49525, by JAM, Dated March 2, 2018, Project #161610-S-1, amended March 29, 2018, (9) a review by Kevin S. Kieft, P.E., Prein & Newhof, Engineers for the Township, dated April 11, 2018, discussing this proposal, specifically the amended site plan, and (10) a letter from Richard J. Craig, Craig Architects, Inc., to Z/A Robert Toland, dated March 29, 2018, introducing amended site plans for the June, 2017, project, as well as the current proposal, dated March 2, 2018,

Mr. Lawrence Duthler, Meritus Properties LLC has applied to construct a 12,000 SF storage facility on his property located at 15078 120th Avenue. There is, however, an unresolved issue dating to the June, 2017, project, specifically related to the (approved) pavement to be utilized.

Mr. Lawrence Duthler, as well as his architect, Mr. Richard J. Craig, Craig Architects, Inc., were present for this session.

Mr. Toland provided a recent history of the construction on this property, specifically a boat storage facility. Mr. Toland advised the previous construction has not been closed out as of yet by the Township due to an on-going discussion regarding surfacing of drives and parking areas. Although the original June, 2017, plan called for asphalt pavement (2 layered hot mix), Mr. Duthler advised that was in error and he had intended to utilize an aggregate surface, referred to as reclaimed asphalt pavement (RAP). Mr. Toland advised, therefore, there are two issues before the Commission in this matter; (1) a proposed amendment to the June, 2017, site plan addressing pavement, and (2) a site plan review for an additional 12,000 SF storage facility proposed on March 2, 2018, for this property.

The commission discussed the issue of pavement with Mr. Duthler regarding the June, 2017, project. The amended site plan was reviewed and a number of corrections were necessary regarding the legend pavement descriptions and addition of concrete gutter/curbing. Mr. Duthler advised he would make the corrections.

A motion was made by Commissioner Ryan Arends to approve the amended site plan for the June 2017, project, contingent upon the Township receiving a corrected site plan showing the agreed upon (1) RAP application, (2) concrete curb/gutter applications, and (3) corrected legend, prior to the issuance of a building permit for the March 2, 2018, storage facility project. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved by the Commission.

The Commission also reviewed the current proposed site plan (March 2, 2018, application) for the addition of the 12,000 SF storage facility. The proposal was discussed at length with Mr. Duthler and Mr. Craig, including lighting, landscaping (waived), and drainage issues. Corrections were also necessary regarding the legend pavement listings, concrete gutter/curbing, and a relocated drain field on the property. Mr. Duthler was advised storm water calculations may be revised due to the aggregate pavement being utilized. Mr. Duthler agreed to the corrections and will submit a revised site plan.

A motion was made by Commissioner Roy Holmes to approve the site plan for the March 2, 2018, 12,000 SF storage project, contingent upon the Township receiving a corrected site plan showing the agreed upon (1) concrete curb/gutter applications, (2) downcast lighting, (3) corrected legend regarding pavement, (4) drain field relocation, and all applicable permits, prior to issuance of a building permit. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the Commission.

D. Vandenberg Pond – SLU – Resolution of Intent to Hold a Public Hearing.

Mr. Steve D. Vandenberg has request to construct a pond on parcel #70-04-14-100-009 (9.73 acres), located on 112th Avenue between South Street and State Road. The parcel is currently zoned Ag-2 Rural/Agricultural Preservation.

Mr. Vandenberg was not present for this action.

The Commission declined to take action on Mr. Vandenberg’s request until further detail can be provided.

Agenda Item 8. Presentations

None.

Agenda Item 9. Discussions

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

No discussion at this meeting.

B. C-2 Highway Service Commercial Zoning District.

The Planning Commission has determined on its own initiative to re-zone a number of parcels (approximately 34 parcels) found along the southside of M-104/Cleveland Street, between 112th Avenue and to area west of 124th Avenue, from C-1 Neighborhood Commercial to C-2 General Commercial, which would be consistent with the Township's Master Plan.

The public hearing in this matter is scheduled for Tuesday, May 15, 2018, at 7:30 P.M. at the Township Hall.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Roy Holmes at 10:09 P. M. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved.

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

Next Regular Meeting – May 15, 2018

Next Special Meeting - TBD