

Crockery Township

Regular Planning Commission Meeting

August 15, 2017

(Approved)

Chairman Bill Sanders called the Regular Planning Commission Meeting to order at 7:31 PM. 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 July 18, 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

Commissioner Rich Suchecki advised the Commission the Treeworks rezone was approved by the Board.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

None offered at this time.

Agenda Item 7. Action Items

A. Grzybowski – Home Occupation – SLU extension expiration.

Documents provided for this review include; (1) a letter to Mr. Walter Grzybowski, authored by Z/A Robert Toland, dated August 15, 2017, discussing issues of occupancy related to this SLU. and (2) a site plan by CDS (Concept Design Studio, Inc., 800 E. Ellis road, Suite 508, Norton Shores, Michigan, 49441, drawn by SMH, Project #0412-15, amended 08-15-2016.

Mr. Walter Grzybowski was present, along with Nate Grzybowski.

Mr. Toland advised today's date was the expiration of the 2nd extension offered by the Commission and provided a brief history of Mr. Grzybowski's project.

Mr. Grzybowski provided the Commission with an updated site plan and a copy of a lease agreement, showing there was a tenant for the dwelling house on the property. Mr. Grzybowski advised he believed he had satisfied all the conditions set forth by the Commission and was currently working with his architect, Dennis Dryer (Dryer Architectural Group, PLC, 220.5 Washington Street, Grand Haven, Michigan, 49417) and Mr. Doug Hopkins (Building Inspector for the Township) to gain an occupancy permit. Mr. Grzybowski advised he has installed a fire alarm system that will satisfy regulations for occupancy of less than 100 guests. Mr. Grzybowski further stated he is working with Cofessco Fire Protection to develop a fire suppression system that will allow for a greater number of guests on the premises (in the near future).

Commissioner Rich Suchecki reviewed a list of issues regarding Mr. Grzybowski's SLU permit application, most of which appear to be satisfied.

Commissioner Rich Suchecki advised Mr. Grzybowski that the Board had taken an action requiring Mr. Grzybowski to have satisfied all conditions of his SLU permit by September 1, 2017, or cease hosting events on the premises. Mr. Grzybowski believes he will have his occupancy permit on or before September 1, 2017.

Mr. Toland advised the Commission that the Board's action will suffice to address this on-going issue at present and that the Commission need not take any further action regarding the matter.

B. Arens – Rezoning – Resolution of Intent to Hold a Public Hearing.

The Planning Commission has received a request from Ms. Sandra M. Arens to rezone parcel #70-04-22-400-005, 20.329 acres in size, located on 112th Avenue, from Ag-1 Agricultural and Open Space to R-2A Low Density Single-Family Residential, which is consistent with the Township's Master Plan.

Ms. Arens was present at this session.

A **motion** was made by Commissioner Ryan Arends, via resolution, to hold a public hearing in this matter on Tuesday, September 19, 2017, at 7:30 P.M., at the Township Hall. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the Commission.

C. Section 22 – Rezoning – Resolution of Intent to Hold a Public Hearing.

The Planning Commission has determined, on its own initiative to rezone a number of parcels (25 +/-) in Section 22 from Ag-1 Agricultural and Open Space to R-2A Low Density Single-Family Residential, which is consistent with the Township’s Master Plan.

A **motion** was made by Commissioner Mike Munch, via resolution, to hold a public hearing in this matter on Tuesday, September 19, 2017, at 7:30 P.M., at the Township Hall. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved by the Commission.

Agenda Item 8. Presentations

Mr. Toland and the Commission continued to discuss proposed zoning amendments regarding Solar Energy Facilities. The Commission offered a number of suggestions. Discussion to be continued.

Agenda Item 9. Discussions

Mr. Toland brought up earth moving within the Township. The Commission offered a number of thoughts regarding regulating such activities.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Mike Munch at 9:42 PM. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Regular Meeting – September 19, 2017