

Crockery Township

Regular Planning Commission Meeting

August 16, 2016

(Approved)

Chairman Bill Sanders called the August 16, 2016, Regular Planning Commission Meeting to order at 7:36 P.M. Roll-call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, and Mike Munch. Z/A Robert Toland also was present for this session.

Commissioner Roy Holmes was absent.

Agenda Item 2. Approval of the Agenda

Approved as written.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the July 19, 2016, Regular Planning Commission Meeting. A motion was made to approve the minutes, as written, by Commissioner Dave Meekhof. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

Agenda Item 4. Announcements

None.

Item 5. Communications

None.

Agenda Item 6. Public Comment

None offered.

Agenda Item 7. Action Items

A. Public Hearing – Special Land Use – Silver Vista LLC Self-Service Storage Units.

Documents provided to the Commission for this public hearing include; (1) a Planning and Zoning Review authored by Z/A Toland, dated August 16, 2016, discussing the application, (2) a memo authored by Jon T. Brecheisen, present parcel owner of 70-04-23-100-016, dated July 10, 2016, discussing the project and supporting the applicants request, (3) a Crockery Township Zoning Application, requesting approval for self-storage units, signed by Steve Krommendyk, dated June 8, 2016, (4) a memo by Kevin S. Kieft, P. E., of Prein & Newhof, dated August 2, 2016, discussing this project, (5) an e-mail communication authored by Rob VanderVennen, dated August 8, 2016, discussing the application, and (6) a topographic boundary survey of parcel 70-04-23-100-016.

This request is for a Special Land Use permit for self-service storage facilities on a currently vacant parcel, 70-04-23-100-16, located on Cleveland Street, which is presently zoned C-1 Commercial.

Mr. Dale VanderVennen, Mr. Rob VanderVennen, and Mr. Steve Krommendyke were present at this session.

Chairman Bill Sanders opened the public hearing.

Mr. Rob VanderVennen advised the Commission they reviewed the present Township Ordinance (Section 55. Self-Service Storage Facility) regarding storage units and found them be somewhat restrictive. Mr. VanderVennen also noted that several of the present storage operations within the Township do not comply with the present standards.

The Commission, in response, indicated the present ordinance was recently put into place, but would take into consideration the applicants comments.

No site plan was provided during this session by the applicants.

There were no public comments offered during this hearing, apart from the applicants concerns.

Commissioner Rich Suchecki made a **motion** to table this public hearing for further information until Tuesday, October 18, 2016, at 7:30 P.M., at the Township Hall. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

B. Resolution of Intent to Hold a Public Hearing - Special Land Use – Crockery Store N Lock LLC.

Documents provided to the Commission for this Resolution include; (1) a site plan review by Kevin S. Kieft, P. E., of Prein & Newhof, dated August 2, 2016, discussing site plan specifics, (2) a site plan by (Consulting Engineer) Stephen W. Parker, P. E., 3279 E. Laketon Ave., Muskegon, Michigan, 231 773-0077, by Randall J. Hughes, Job #R120201, dated July 13, 2016, and (3) Construction footprints and elevations by Pioneer Construction and Tailored Building Systems, 550 Kirtland Street, S.W., Grand Rapids, Michigan, 49507, by T. Beltman, Job #16XXX, dated July 12, 2016.

The Commission has received a request from Crockery Store N Lock LLC for a Special Land Use permit to construct a 4,000 square foot addition to an existing self-service storage facility building at 11352 Cleveland Street on parcel #70-04-22-200-018.

A motion was made by Commissioner Ryan Arends to hold a public hearing in this matter on Tuesday, September 20, 2016, at 7:30 P.M., at the Township Hall. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

Agenda Item 8. Presentations.

Mr. Toland provided the Commission with a Draft No. 2 copy of Zoning Ordinance Amendments – Article 17 - Condominiums, authored by Attorney James R. Brown, representing the Township.

The Commission discussed the draft language offered with Mr. Toland and made several suggestions for further consideration in this matter.

Agenda Item 9. Discussion Items

Mr. Toland provided the Commission with a draft copy of Zoning Ordinance Amendments – Miscellaneous, for future discussion.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Mike Munch at 9:28 P.M. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Meetings: Regular Session(s) – September 20, 2016

Special Session(s) - TBD