

## Crockery Township

### Regular Planning Commission Meeting

December 15, 2015

Approved

Vice Chairman Ryan Arends called the meeting to order at 7:30 PM. Roll-call was taken with Dave Meekhof, Ryan Arends, Rich Suchecki, Mike Munch and Roy Holmes present. Chairman Bill Sanders and Secretary Jon Overway were absent. Z/A Robert Toland was also present for this meeting.

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

Under Agenda Item 8. Presentations, "A. New Project and Site Inspection Report" was added.

#### **Agenda Item 3. Approval of Minutes**

The Commission reviewed the minutes from the November 17, 2015, 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**

##### **A. Township Board Report**

Commissioner Rich Suchecki announced; 1) the Board has initiated a preliminary discussion on razing the old fire barn and need of an additional stall on the new fire station. 2) a State audit of the Township is complete and the financial condition of the Township was found to be good. 3) the Hathaway subdivision is still a concern, though improving, still needs more housing to share the operating cost of the Sewage Treatment Plant and bring the project into net positive territory. 4) the Township has secured a \$45,000 grant from the DNR for the North Bank Trail bike path and that approximately \$300,000 is needed to pave the latest section.

#### **Item 5. Communications**

None

### **Agenda Item 6. Public Comment**

George Czinder, 16939 130th, (manager of Musketawa Trail for Muskegon County) commented that a sign for the Sewer Treatment Plant placed at the driveway along the North Bank Trail is needed.

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

#### **A. Public Hearing - Hope Network - AFC 12 individuals**

Hope Network, 3075 Orchard Vista Drive SE, Grand Rapids, Mi. (applicant) proposes to license an additional 6 individuals in the existing Adult Foster Care facility located at 16908 130th Avenue, parcel #70-04-17-400-016, already serving 6 individuals.

Documents provided to the Commission for this hearing include; 1) a Planning and Zoning Review by Z/A Toland, dated December 15, 2015, 2) a Site Plan by Dixon Architecture, 519 Ada Drive SE, Suite 203, Ada, Michigan, dated December 15, 2015, project # 214055, 3) a Surrounding Area Plan by Dixon Architecture, 4) a copy of the Crockery Township Zoning Application signed by Deb Mock on October 29, 2015, 5) a copy of the Hope Network License for Adult Foster Care from the State of Michigan Department of Human Services, September 9, 2017 expiration date, 6) a copy of the application to the State for said license, and 7) a letter to the Township from Kelly and Keith Harris, 13028 Cleveland Street expressing concern over safety within the neighborhood.

Representatives of the applicant present for this review were Deb Mock, Senior Director of Operations of Hope Network and Rich Fabbrini, Chief Financial Officer of Hope Network. Also there were several township citizens residing near the facility present.

Z/A Robert Toland led in by reminding the Commission the Ordinance was recently updated where up to 6 foster care individuals are allowed by right and that more than 6, up to 12, are allowed by Special Land Use (SLU) in the R-1 zoning district. Director Deb Mock made reference to an April 2015 court case in Michigan disallowing restrictions due proximity to other care facilities. Also, that no physical alterations to the site are proposed.

Vice Chairman Ryan Arends opened the Hearing to public comment at 7:44 P.M.

Nancy Czinder, 16939 130th Avenue, expressed concern for the safety of neighborhood children. George Czinder (same address) provided the Commission with public accessible document copies from the Michigan Public Sex Offender Registry website, showing at least two individuals were housed at the facility. Marie Taibl, 16874 130th Avenue, expressed similar concerns as well as possible effects on neighborhood property values. Iva Hutchinson, 16960 130th Avenue, wanted to know when Hope Network will clean up their back yard. Two other neighbors (names not provided) also had safety concerns.

Vice Chairman Ryan Arends closed the Hearing to public comment at 8:09 P.M.

Z/A Robert Toland cited current Township Ordinance as follows; "An adult foster care group home, irrespective of the title under which it may be licensed, shall not include, or be State-licensed for, the residence, care or treatment of persons who have been released from a correctional institution or who are serving a term of probation after being convicted of the commission of a crime involving violence, attempted violence, illegal sale or use of a controlled substance or criminal sexual conduct; provided, however, that this provision shall not apply to an adult foster care group home located in the C-1 Commercial District"

After hearing the applicant representatives and public comments, reviewing all documentation and subsequent discussions, the Planning Commission found there was no policy or mechanism in place or proposed, to ensure Township Officials and/or the Public that Hope Network is and will remain in compliance with current Township Ordinance.

Director Deb Mock requested that the application/proposal be **tabled** until the next Planning Commission meeting.

A **motion to table** the Hearing until the January 19, 2016, Regular Planning Commission meeting, was made by Commissioner Dave Meekhof. A 2<sup>nd</sup> was offered by Commissioner Rich Suchecki. The motion was unanimously approved.

#### B. Resolution of Intent to Hold a Public Hearing - Pond - Grzybowski

Walter Grzybowski has applied for a Special Land Use permit to construct a 7500 square foot pond on parcel number 70-04-14-300-020, located at 10831 Cleveland Street, currently zoned AG-1 Agricultural and Open Space District.

A **motion** was made by Commissioner Mike Munch to hold a public hearing in this matter on January 19, 2016, at 7:30 P.M. at the Township Hall. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. The Commission unanimously approved the motion.

### C. Resolution of Intent to Hold a Public Hearing - Home Occupation - Grzybowski

Walter Grzybowski has applied for a Special Land Use permit to use an accessory building (barn) for special events such as catering services, banquet and recreation facilities on parcel number 70-04-14-300-020, located at 10831 Cleveland Street, currently zoned AG-1 Agricultural and Open Space District.

**A motion** was made by Commissioner Rich Suchecki to hold a public hearing in this matter on January 19, 2016, at 7:30 P.M. at the Township Hall. A 2<sup>nd</sup> was offered by Commissioner Dave Meekhof. The Commission unanimously approved the motion.

### **Agenda Item 8. Presentations**

#### A. New Project and Site Inspection Report

Z/A Robert Toland provided the Commission with two Ottawa County GIS aerial views of an outlined parcel in the I-1 Light Industrial District which may become the subject for a Site Plan Review as a 'contractors yard'. Z/A Toland was seeking Planning Commission input, asking if this use was appropriate for the I-1 Zone. The Commission advised that it is, however, due the nature of this type of use, with a potential for greater than average outdoor equipment and material storage, the Township may better be served by allowing this use as a Special Land Use in the I-1 Light Industrial zone.

### **Agenda Item 9. Discussion Items**

#### A. Zoning Ordinance Ammendments - Commercial Zoning Distrists, Medical Marijuana, Performance Surety

The Commission reviewed a draft proposal to amend the Township Ordinance to include zoning language regarding the regulation of the medical use of marijuana. Many suggestions for alterations, deletions and further clarifications were made. Z/A Toland will refine the draft for further discussion at the next Planning Commission meeting.

The Commission reviewed the latest draft for Performance Surety, applied to construction projects subject to Site Plan Reviews, as possible adoption into the Zoning Ordinance. One minor deletion was suggested. Z/A Toland will amend the draft for later review.

The Commission reviewed the latest draft for a (C-3) Highway Commercial zoning district as possible adoption into the Zoning Ordinance. More revisions were suggested. Z/A Toland will amend the draft for later review.

**Agenda Item 10. Adjournment**

A **motion** to adjourn was made by Commissioner Mike Munch at 9:22 PM. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Respectfully Submitted,  
David Meekhof, Vice Secretary  
Crockery Township Planning Commission

Next Meetings:       Regular Session - January 19, 2016  
                              Special Session - TBD