

Crockery Township

Regular Planning Commission Meeting
February 19, 2019
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:31 P.M. Roll call was taken with Commissioners Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, and Rich Suchecki, and Mike Munch present. Z.A. Robert Toland and Attorney Ronald M. Redick were 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 February 5, 2019, Special Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Ryan Arends. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

Agenda Item 4. Announcements

Commissioner Rich Suchecki briefed the Commission on recent Board actions regarding zoning and ordinance issues.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

Mr. Dave Willis, who resides on 136th Avenue south of State Road, asked the Commission to revisit the standards set for accessory buildings in varying zoning districts. Mr. Willis questioned the square footage allowances, based on zoning alone and not the amount of property one might own within a zoning district. The Commission advised it would review the issue as time allows.

Agenda Item 7. Action Items

A. Public Hearing – I-2 Heavy Industrial Zoning District (Including C-2 and C-3) – Zoning Amendment.

The Township has determined on its own initiative that a new zoning district was required for more intensive industrial land uses, and changes should also be made to the C-2 and C-3 Zoning Districts as well.

Chairman Bill Sanders opened the public hearing.

Mr. Toland provided a lead-in to this public hearing by reviewing the proposed changes found in Article 9A, C-2 General Commercial District, Article 9B, C-3 Highway Commercial District, Article 11, I-1 Light Industrial District, and Article 11A, I-2 Heavy Industrial District.

Chairman Sanders asked for public comment.

Mr. Ken Hill inquired on the 500-foot separation distance proposed for medical marijuana grow facilities. Mr. Hill was given information regarding separation distances as they apply to permitted medical marijuana grow facilities (actually found in Action Item 7B). It was also made clear that care-giver grow facilities do not fall under this separation as proposed by this ordinance amendment.

After all interested parties were heard, Chairman Sanders closed public comment.

The Commission further reviewed and discussed the proposed amendments and found them to be satisfactory.

After all parties were heard and all discussion complete, Commissioner Mike Munch made a **motion, via resolution**, to recommend to the Township Board that the proposed zoning amendments be approved. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the Commission.

B. Public Hearing – Marijuana Facilities Separation Distances – Zoning Amendment.

The Township has determined, on its own initiative, revisions were necessary for medical marijuana facilities, and waterfront setback provisions, and to create standards for industrial businesses on Main Street (Nunica)

Chairman Bill Sanders opened the public hearing.

Mr. Toland provided a lead-in to this public hearing by reviewing the proposed changes found in Section 1. Medical Marijuana Grower Facilities in I-1 District, Section 2. Nunica Overlay, 11A. Nunica Main Street Overlay, Section 3. Additional Definitions, and Section 4, Waterfront Setback Averaging.

Chairman Sanders asked for public comment.

Mr. Ken Hill wondered why medical marijuana wasn't put on hold like other communities have done. Commissioner Rich Suchecki (Board member on the Commission) advised the Board felt it better to be proactive in limiting and regulating facilities. The Commission advised it was our responsibility to assist in developing ordinance aimed at regulating facilities.

Mr. Ted Solow also asked why medical Marijuana facilities were approved and if the Commission listens to the people (meaning the citizens of Crockery Township). The Commission advised we do listen and that this very hearing was a result of earlier public input regarding industrial development.

Mr. Dave Willis inquired about the potential of "recreational marijuana" and what might happen with that aspect of marijuana regulation. Mr. Willis was advised the Township is presently addressing medical marijuana and that the State has not yet developed regulations pertaining to other commercial uses of marijuana.

After all interested parties were heard, Chairman Sanders closed public comment.

The Commission further reviewed and discussed the proposed amendments and them to be satisfactory, with some changes and amendments to the draft.

After all parties were heard and all discussion complete, Commissioner Jon Overway made a **motion, via resolution**, to recommend to the Township Board the proposed zoning amendments, with changes and amendments to the draft, be approved. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

C. Silver Vista SLU – Resolution of Intent to Hold a Public Hearing.

The Planning Commission has received a request from Silver Vista LLC for a Special Land Use permit to expand and existing self-service storage facility on parcel #70-04-23-100-016, located at 11080 Cleveland Street, which is presently zoned C-1 Commercial.

Documents provided to the Commission for this action include; (1) a site plan by Driesenga & Associates, Inc., Job #1610366.1B, dated February 12, 2019, Drawn by ARG, Designed by TLH, including, title Sheet, Existing Topographic Plan, Site Plan and Landscaping Plan, Storm Sewer Plan, Grading and SESC Plan, and other Details.

Mr. Steve Krommendyke was present for this action on behalf of Silver Vista LLC.

Mr. Toland provided a brief history of the Silver Vista LLC storage facility presently located on Cleveland Street.

The Commission had a brief discussion with Mr. Krommendyke regarding his intent.

Commissioner Rich Suchecki made **a motion, via resolution**, to hold a public hearing regarding this matter on Tuesday, March 19, 2019, 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.

D. Southwest Quadrant Sub Plan – Resolution to Approve.

The Township has determined on its own initiative that the unique physical characteristics of the southwest quadrant of the Township requires additional and necessary intensive planning.

The Commission, after meeting with the Board on January 16, 2018, has worked to develop and finalize the Crockery Township Southwest Quadrant Sub Plan, which is being considered for approval at this session of the Planning Commission.

Mr. Toland presented the final version of the draft document to the Commission. The Commission reviewed the final draft of the Plan and found it to be satisfactory.

After all discussion was complete, Commissioner Ryan Arends made **a motion, via resolution**, to recommend to the Township Board the Crockery Township Southwest Quadrant Sub Plan be approved. 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

None.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Mike Munch at 8:44 P. M. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Regular Meeting - March 19, 2019