

Crockery Township

Regular Planning Commission Meeting

January 19, 2016

(Approved)

Chairman Bill Sanders called the January 19, 2016, Regular Planning Commission Meeting to order at 7:30 P.M. Roll-call was taken with Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, Mike Munch, and Roy Holmes present. Z/A Robert Toland also was present for this session.

Commissioner Dave Meekhof was absent.

Agenda Item 2. Approval of the Agenda

Approved as submitted.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the December 15, 2015, Regular Planning Commission Meeting. A motion was made to approve the minutes, as written, by Commissioner Mike Munch. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved.

Agenda Item 4. Announcements

None.

Item 5. Communications

None.

Agenda Item 6. Public Comment

Marie Taibl, 16874 130th Avenue, inquired on the zoning status of her property (commercial) and asked that the Township move forward on zoning language and future land use affecting her property. Future land use mapping would indicate her property be zoned Low Density Residential, which Ms. Taibl would prefer.

Agenda Item 7. Action Items

A. Hope Network – Public Hearing – AFC 12 Individuals.

The Planning Commission has received a request from Hope Network for a Special Land Use permit to license an additional six individuals in the existing facility already serving six individuals on parcel number 70-04-17-400-016, located at 16908 130th Avenue. This parcel is currently zoned R-1 Low Density Single-Family Residential.

Chairman Bill Sanders opened the public hearing.

Chairman Bill Sanders announced that Hope Network had withdrawn their application.

Mr. Toland advised he had received a communication from Hope Network that they were withdrawing their application in response to neighborhood concerns. Hope Network is contemplating certain facility improvements in response to neighborhood concerns.

Mr. George Czinder provided the Commission with mapping of sex offenders on 130th Avenue and surrounding vicinity. Mr. Czinder also asked how Hope Network would be monitored regarding the criminal history, if any, of their clients (other than sex offenders, who are readily available for public inquiry). Mr. Toland advised this issue is complicated as HIPAA privacy rules prevent disclosure of personal health information.

Mrs. Nancy Czinder questioned the rules allowing treatment centers. Mrs. Czinder was advised they are licensed by the State of Michigan and any changes would have to be lobbied for via her State Representatives. Rules set forth by the Township could be investigated by the Township Enforcement Officer.

Chairman Sanders closed the public hearing.

The Commission recognized the withdrawal of the application.

B. Public Hearing – Agricultural Pond – Walter Grzybowski.

Documents provided for this public hearing include; (1) a site plan by Concept Design Studio, Inc., 800 E. Ellis Road, Suite 508, Norton Shores, Michigan, 49441, Project #0412-15, by SMH, Dated October 16, 2015, amended October 21, 2015, and January 11, 2016, and (2) a Planning and Zoning Review by Z/A Toland, Dated January 19, 2016, reviewing a request for an agricultural pond on parcel #70-04-14-300-024, located at 10831 Cleveland Street.

Mr. Walter Grzybowski was present for this hearing.

Mr. Toland provided a lead-in to this hearing indicating the pond itself has already been dug, absent a permit issued by the Township. The pond is intended for agricultural purposes, that being irrigation for an intended hop farm. Parcel #70-04-14-300-024 is zoned Ag-1, Agricultural and Open Space and is 16.97 acres in size.

Chairman Bill Sanders opened the public hearing.

The Commission reviewed the site plan with Mr. Grzybowski. The site plan indicated the pond was dug at a (1 – 2) foot gradient to its base. The Township requires a (1 – 3) foot gradient to a depth of 5 feet.

Mr. Grzybowski indicated he is willing to reconfigure his pond to meet Township Standards.

Mr. Jon Brecheisen asked the Commission how they intended to deal with West Nile Virus, which could be exacerbated by standing water, including approved ponds. Mr. Brecheisen was advised, while the Township did have authority over pond construction, the State of Michigan (Health Department) would likely be responsible for setting policy for control of West Nile Virus.

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

Commissioner Rich Suchecki made **a motion** to table this request for further information until the February 16, 2016, Regular Planning Commission Meeting. A 2nd was offered by Commissioner Ryan Arends. The Commission unanimously approved the motion.

C. Public Hearing – Home Occupation – Walter Grzybowski.

Documents provided for this public hearing include; (1) a site plan by Concept Design Studio, Inc., 800 E. Ellis Road, Suite 508, Norton Shores, Michigan, 499-4837, Project #0412-15, by

SMH, Dated October 16, 2015, amended October 21, 2015, and January 11, 2016, (2) a Planning and Zoning Review by Z/A Toland, Dated January 19, 2016, reviewing a request for a Home Occupation in an Accessory Building on parcel #70-04-14-300-020, located at 10831 Cleveland Street, (3) a schematic site plan by Concept Design Studio, Inc., 800 E. Ellis Road, Suite 508, Norton Shores, Michigan, 499441, Project #0412-15, by SMH, Dated October 16, 2015, including enhanced landscaped vignettes of existing structures on the property, and (4) a property use description entitled Old Stone Gate Farm – Event Barn.

Mr. Walter Grzybowski was present for this hearing.

Mr. Toland provided a lead-in to this hearing indicating the property is intended to host events, such as weddings and receptions. There is a 2400 sq. ft. barn, a small carriage house and renovated home. Mr. Toland further reiterated the information found in his Planning and Zoning review, and questioned the existing location of the well and septic system, as well as, parking arrangements (on separate, but owned parcel), land contours, restroom arrangements, and guest house use. Parcel #70-04-14-300-020 is zoned Ag-1, Agricultural and Open Space and is 3.39 acres in size.

Chairman Bill Sanders opened the public hearing.

Mr. Walter Grzybowski stated the 1816 home has been renovated and is intended to be utilized as a facility where a bridal party can ready themselves for ceremony. Mr. Grzybowski advised no one lives in the residential home. Mr. Grzybowski does intend further improvements to the barn and carriage house in order to meet the needs of his guests and comply with Township Ordinance and Standards. Mr. Grzybowski will consider joining or reconfiguring the two parcels to deal with the parking arrangements.

Mr. Grzybowski presented a number of enlarged, enhanced landscaping models of the existing structures on the property.

Mr. Grzybowski added the intended hop farm immediately west of the facility grounds would also act as a sound barrier during use of the property for events.

The Commission discussed the plan with Mr. Grzybowski at length. Although the Commission was generally supportive of Mr. Grzybowski's proposal, questions remain regarding the site plan and intended use of the property.

Commissioner Ryan Arends made **a motion** to table this request for further information until the February 16, 2016, Regular Planning Commission Meeting. A 2nd was offered by Commissioner Mike Munch. The Commission unanimously approved the motion.

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

The Planning Commission has received a request from Shawn James and Travis Babcock for a Special Land Use Permit to construct a 24,400 Sq. Ft. Pond on Parcel #70-04-07-100-039, located on a private street off of Taft Street. This parcel is currently zoned R-1 Low Density Single-Family Residential.

Commissioner Mike Munch made **a motion** to hold a public hearing in this matter on Tuesday, February 16, 2016, at 7:30 P.M., at the Township Hall. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved.

E. Resolution of Intent to Hold a Public Hearing – Pond – Harmon.

The Planning Commission has received a request from Patrick Harmon for a Special Land Use Permit to construct two recreational ponds, one pond being 8,931 Sq. Ft., and the other pond being 15,970 Sq. Ft., on Parcel #70-04-35-100-002, located at 10894 Garfield Drive. This parcel is currently zoned Ag-1 Agricultural and Open Space.

Commissioner Roy Holmes made **a motion** to hold a public hearing in this matter on Tuesday, February 16, 2016, at 7:30 P.M. at the Township Hall. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved.

Agenda Item 8. Presentations.

Mr. Toland provided the Commission with a draft of Billboard regulation language, Sections 1-5, 21.02 – 21.15, for review and further discussion at a future date and time.

Mr. Toland provided the Commission with a draft of Existing Lots of Record language, Section 3.13, for review and further discussion at a future date and time.

Mr. Toland provided the Commission with a draft of (SLU) Contractor, Supply and Equipment Yard language for review and further discussion at a future date and time.

Agenda Item 9. Discussion Items

Mr. Toland provided the Commission with training opportunity information, to be conducted at the Ottawa County Complex, West Olive, during February, 2016, basic training for Planning Commissioners and Zoning Board of Appeals members.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Mike Munch at 9:20 P.M. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved.

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

Next Meetings: Regular Session(s) – February 16, 2016

Special Session(s) - TBD