

Crockery Township

Regular Planning Commission Meeting

January 21, 2014

(Approved)

Chairman Bill Sanders called the January 21, 2014, Regular Planning Commission Meeting to order at 7:28 P.M. Roll-call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Rich Suchecki, and Mike Munch present. Z/A Toland was also present for this session.

Commissioners Ryan Arends and Roy Holmes were 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 10, 2013, Regular Planning Commission Meeting. A motion was made to approve the minutes, as written, by Commissioner Rich Suchecki. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

Agenda Item 4. Announcements

Commissioner Rich Suchecki advised financial goals are progressing nicely for the continuation of the North Bank Trail through the Township.

Item 5. Communications

The Ottawa County Planning and Performance Improvement office is sponsoring a Basic Training seminar for Planning Commissioners on Thursday, March 6, 2014, 6:30 P.M. to 9:30 P.M., in the main conference room, at the Fillmore Complex.

Agenda Item 6. Public Comment

No public comments were offered at this time.

Agenda Item 7. Action Items

A. Ball/Section 7 properties – Rezoning – Public Hearing.

Edward C. Smith Sr. and Jean Smith have asked to have their property, located at 17971 Downyberry Lane (parcel # 70-04-07-400-049), be included in the proposed rezoning of several large properties, found in section 7 of Crockery Township, from (R-1) Low Density Single-Family Residential to (Ag-2) Rural/Agricultural Preservation.

Commissioners were provided with a Planning and Zoning review, dated January 21, 2014, provided by Mr. Toland, as well as, an aerial view of the property and surrounding parcels.

Mr. Toland provided a brief history of this request and indicated the necessary notices have been made to now include the Smith parcel as a part of the “Section 7” rezone process.

Edward and Jean Smith were present for this hearing.

Chairman Bill Sanders opened the public hearing and asked for public comment from those in attendance. No public comments were offered.

Commissioners discussed the addition of the Smith parcel to those previously reviewed for this rezone request. The Commission did find the Smith parcel did meet the minimum lot size (ten acres) for (Ag-2) Rural/Agricultural Preservation zoning and that the parcel was adjacent to other parcels being considered in this rezone request.

After all discussion was complete and all interested parties heard, Commissioner Mike Munch made **a motion** to recommend to the Township Board that the request be approved to rezone said parcels (as listed in the resolution) in Section 7 from (R-1) Low Density Single Family Residential to (Ag-2) Rural/Agricultural Preservation. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the Commission.

B. M-104 Corridor Overlay District – Rezone - Public Hearing.

The Township Board, in a letter dated November 5, 2013, authored by Supervisor Leon Stille, made a request to rezone certain properties, located on Cleveland Street east of I-96 and up to 112th Avenue, eliminating these properties from inclusion in the M-104 Corridor Overlay District.

Mr. Toland provided a brief lead-in to this rezone request citing the Board's request and the direction the Planning Commission intends to take in determining the future land use of this specific area. The area affected by this hearing includes fifteen (15) parcels

Chairman Bill Sanders opened the public hearing and asked for public comment in this matter from those in attendance.

Ms. Joanne Brownlee asked if the (front) set-back was still at 110 feet from the centerline for the Overlay District. She was advised it was.

The Commission discussed the request, in particular the front set-back, and reviewed mapping of the area in question. It was noted that the Planning Commission did intend to create a new commercial zoning district, that would include this specific area, and that the set-back(s) may change as a result of this proposal.

After all discussion was complete and all interested parties heard, Commissioner Jon Overway made a **motion** to recommend to the Township Board that the request be approved to rezone the fifteen parcels of land between I-96 and 112th Avenue, eliminating said parcels from the M-104 Corridor Overlay Zoning District. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved by the Commission.

C. Marcus Lee Rezoning – Public Hearing.

Marcus Lee, who owns property located at 13625 Cleveland Street (parcel #70-04-18-400-008) has requested a portion of his property be rezoned from R-1 Low Density Single-Family Residential to C-1 Commercial.

Documents provided for this hearing include; (1) a Planning and Zoning Review by Mr. Toland, dated January 21, 2014, (2) a Crockery Township Zoning Application, signed by Marcus H. Lee, dated February 4, 2013, (3) an aerial view of the parcel and surrounding properties, and (4) a letter authored by Mr. Michael A. McGraw, CEO, of Eastbrook Homes, Inc., dated January 2, 2014.

Mr. Marcus H. Lee was present for this hearing.

Mr. Toland provided a lead-in to the discussion indicating Mr. Lee owns a 12.5 acre parcel, currently zoned (R-1) Low Density Single Family Residential, located on the NW corner of 136th Avenue and M-104. Mr. Lee, who has already created the land division, would like to rezone the southernmost four (4) Acres to (C-1) Commercial. This area has historically been occupied by a greenhouse operation. Mr. Toland also noted several parcels to the south are currently zoned Commercial.

Chairman Bill Sanders opened the public hearing and asked for public comment in this matter.

Ms. Joanne Brownlee offered support for the rezone to (C-1) Commercial, indicating the greenhouse operation has been present there for some time.

The Commission discussed the rezone request to include the letter offered by Mr. McGraw. Mr. McGraw promoted the use of the Township's water and sewer resources should any development take place on these newly created parcels. The Commission indicated future development of these parcels may require water and sewer resources, however, the present, existing conditions do not.

After all discussion was complete and all interested parties heard, Commissioner Mike Munch made a **motion** to recommend to the Township Board that the request be approved to rezone the parcel from (R-1) Low Density Single Family Residential to (C-1) Commercial. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the Commission.

D. Master Plan – Resolution to Hold a Public Hearing.

A **motion** was made by Commissioner Rich Suchecki to bring the newly updated Comprehensive Plan (called the Master Plan) to a public hearing on Tuesday, February 25, 2014, at 7:30 P.M. at the Township Hall. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously passed by the Commission.

E. Pelican Productions – Site Plan Review.

Documents provided to the Commission for the site plan review include; (1) a Planning and Zoning Review by Mr. Toland, dated January 21, 2014, (2) a Crockery Township Zoning

Application, signed by Joseph Edick, dated January 14, 2014, and (3) a site plan by Daniel C. Colella, Architect, 174 Crescent Drive, Grand Haven, Michigan, 49417, dated January 11, 2014.

Mr. Joseph Edick of Pelican Productions was present for this hearing. Mr. Edick advised the Commission he is renovating the former Crockery Kennels building to house his printing operation. Mr. Edick stated his operation utilizes a digital printing method, requiring no volatiles, similar to a very large ink jet (plot) printer.

Mr. Toland indicated the property is zoned (C-1) Commercial and the site plan was devised to show and meet Township Ordinance/Standards for parking and entry requirements at this point. Mr. Edick has to make modest additions to the asphalt parking area and has added some cement pads adjacent to doorways, in addition to designating handicap parking.

Mr. Edick explained to the Commission his operations does not require customers to come to his printing operation. Visitors to the location will be minimal.

The Commission reviewed the site plan showing modest changes and additions to the existing site.

After all discussion was complete and all parties heard (no other members of the public were present for this review) Commissioner Rich Suchecki made **a motion** to approve the site plan as presented. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

Agenda Item 8. Presentations.

A. Commercial Horticulture Zoning District - Revisions.

The Commission, along with Mr. Toland, reviewed the proposed revisions made to Article 10; CH Commercial Horticultural District. The Commission felt the revisions were appropriate.

A motion was made by Commissioner Jon Overway to present the proposed amendments to Article 10; CH Commercial Horticultural District at a public hearing on Tuesday, February 18, 2014, 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.

Mr. Dave MacKenzie of Hortech was present to receive a copy of the proposed amendments to Article 10.

Agenda Item 9. Discussion Items

A. Future Zoning Ordinance Amendments.

Mr. Toland advised the Commission would soon be engaged in developing Ordinance amendments, much of it related to the updated Master Plan.

B. Master Plan – Public Hearing Preparation.

The Commission and Mr. Toland discussed preparation for the Master Plan public hearing. Mr. Toland will prepare the needed materials for review at the February 18, 2014, regular meeting. An informal coffee will likely be arranged for the public, starting at 6:30 P.M., to review presentation materials.

C. Training Opportunity.

Mr. Toland reminded Commissioners of the training opportunities available to them.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Mike Munch at 9:03 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 - February 18, 2014
 Special Session - February 25, 2014