

Crockery Township

Regular Planning Commission Meeting

July 15, 2014

(Approved)

Chairman Bill Sanders called the July 15, 2014, Regular Planning Commission Meeting to order at 7:37 P.M. Roll-call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Rich Suchecki, Mike Munch, and Roy Holmes present. Z/A Toland was also present for this session.

Commissioner Ryan Arends 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 June 17, 2014, Regular Planning Commission Meeting. A motion was made to approve the minutes by Commissioner Mike Munch. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Agenda Item 4. Announcements

None.

Item 5. Communications

None.

Agenda Item 6. Public Comment

No general public comments were offered at this time.

Agenda Item 7. Action Items

A. Nunica Bible Church – Site Plan Review.

Documents provided to the Commission for this public hearing include; (1) Review comments by Kevin S. Kieft, P.E., of Prein & Newhof, dated July 8, 2014, (2) a Crockery Township Zoning Application, signed by John Kriger Sr., dated June 24, 2014, requesting permission to construct additional parking lot space on Parcel #70-04-14-300-032, located at 11175 South Street (Nunica Bible Church, (3) copies of two permits from the Ottawa County Road Commission approving water discharge and an exit driveway onto 112th Ave, respectively, (4) a memo by Alfred Smith, 17260 Main Street, Nunica, Michigan, explaining cooperative construction needs, dated June 1, 2014, (5) a Planning and Zoning Review by Z/A Toland, dated July 15, 2014, discussing aspects of this proposal, and (6) a sketch plan drafted by Dean A. Root (signed/dated June 26, 2014) and John Kriger Sr. (signed/dated June 27, 2014) showing proposed improvements to the Nunica Bible Church parking lot, surrounding features, and elevations (proposed/existing)..

Mr. John Kriger Sr. was present for this review.

Mr. Toland provided a lead-in to the hearing, indicating Mr. Kriger, on behalf of the Church, would like to expand the existing parking lot northward, and include an exit (only) driveway accessing 112th Avenue. Mr. Toland advised the (Ottawa County) Road Commission has approved the driveway permit, as well as a storm-water drainage permit, allowing run-off into the ditch adjacent to 112th Avenue. Mr. Toland further stated the parking lot surface will be a pervious aggregate consisting of crushed asphalt.

Mr. Alfred Smith was also present for this review. Mr. Smith is donating a narrow strip of his property to the Church so proper construction may take place. Mr. Smith will supply the Township with the appropriate land transfer/deed documents on July 16, 2014.

The Commission reviewed the site plan provided at length. Mr. Kriger and Mr. Smith answered questions to the satisfaction of the Commission.

After all discussion was complete and all parties heard, Commissioner Rich Suchecki made **a motion** to approve the site plan, contingent on (1) the Township receiving the land transfer/deed documents, (2) an “exit only” sign be placed at the approved driveway accessing 112th Avenue, and (3) a 180 day completion date (from approval) be established. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Agenda Item 8. Presentations.

Mr. Toland presented the Commission with a Text Amendment Resolution, affecting Sections A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, and R of the Township's Zoning Ordinance. The Commission reviewed the Resolution (details formerly discussed at previous meetings) and made several modifications and changes to the document.

After all discussion was complete and the proposed language agreed upon, Commissioner Mike Munch made a **motion** proposing the Resolution be brought to a Public Hearing on August 19, 2014, at 7:30 P.M., at the Township Hall. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the Commission.

Agenda Item 9. Discussion Items

Section S, Variances, and zoning district descriptions, will be taken up at the next available opportunity.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Dave Meekhof at 10:10 P.M. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

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

Next Meetings: Regular Session - August 19, 2014
 Special Session - August 26, 2014