

Crockery Township

**Regular Planning Commission Meeting**  
**July 16, 2019**  
**Approved Minutes**

Chairman Bill Sanders called the meeting to order at 7:32 P.M. Roll call was taken with Commissioners Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Mike Munch, and Roy Holmes present. Attorney Ron M. Redick and Z.A. Robert Toland were also present for this meeting.

Commissioner Rich Suchecki was absent.

There were three 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 June 18, 2019, 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**

Mr. Redick advised the Board approved several zoning issues; (1) the prohibition of recreational marijuana facility, (2) the Nunica Main Street Overlay, and (3) sections A & B of the pole buildings allowances within residential districts, however, the remainder of the proposed amendment was not approved.

**Agenda Item 5. Communications**

None.

## Agenda Item 6. Public Comment

Mr. Dave Willis was present and asked the Commission to revisit the proposed language regarding pole building allowances within residential districts (that failed to pass the Board) and perhaps further amend the language to a level the Board would consider.

## Agenda Item 7. Action Items

### A. Murphy Storage Building – Site Plan Review for Condominiums.

The Planning Commission has received a request from Mike Murphy, Murphy Investments LLC, to convert his existing storage facility (eight units), located at 16772 124<sup>th</sup> Avenue, Parcel #70-04-21-200-031, to a condominium containing eight individual storage units.

Documents received by the Commission for this public hearing include; (1) a site plan by Westshore Engineering & Surveying, 2534 Black Creek Road, Muskegon, Michigan, by NSS, Project #04326-0001, amended June 24, 2019, (2) a Planning and Zoning Review by Z/A Toland, dated July 16, 2019, discussing this proposal, and (3) a Master Deed for M104 Store More Condominium.

Mr. Brett Tompkins was present for this hearing, on behalf of Mr. Murphy.

Mr. Toland opened the discussion by covering the information found in his Planning and Zoning Review.

Mr. Redick commented on the Master Deed, Condominium Bylaws, and other attachments to the Master Deed.

The Commission discussed the site plan and Master Deed (w/attachments) and found them to be acceptable.

After all discussion was complete, Commissioner Roy Holmes made **a motion, via resolution**, to recommend to the Township Board the proposed M-104 Store More condominium be approved. A 2<sup>nd</sup> was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

### B. Zaidel – Special Land Use – Pond- Resolution to set date for a Public Hearing.

The Planning Commission has received a request from James Zaidel for a Special Land Use permit to construct a 10,000 SF pond on Parcel #70-04-03-400-013, located at 18729 112<sup>th</sup> Avenue. This parcel is currently zoned Ag-2 Rural/Agricultural Preservation.

**A motion, via resolution**, was made by Commissioner Mike Munch to hold a Public Hearing in this matter on Tuesday, August 20, 2019, at 7:30 P.M., at the Township Hall. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

**Agenda Item 8. Presentations**

None.

**Agenda Item 9. Discussion Items**

A. Design Standards for service drives.

Mr. Toland provided the Commission with a draft document discussing service drives and parking lot connections. Including design standards, for the M-104 Corridor Overlay District.

The Commission discussed the draft at length and made several recommendations regarding the draft language and content. Mr. Toland will update the draft for further consideration.

B. Discuss areas for potential rezoning.

The Commission reviewed a number of properties, primarily found in the NW corner of the Township, that may be suggested for re-zoning (Township's volition). The commission will continue to contemplate this issue.

C. Zoning regulations for Hop Growers.

The Commission felt Hop Growers within the Township would be supported by the Right to Farm Act and that further regulation was not needed.

D. Real Estate Signs – For Sale.

Mr. Toland advised the Commission may have to consider further regulation regarding real estate for sale signs. The Commission will consider the matter further.

**Agenda Item 10. Adjournment**

A **motion** to adjourn was made by Commissioner Roy Holmes at 9:12 P. M. A 2<sup>nd</sup> was offered by Commissioner Mike Munch. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary  
Crockery Township Planning Commission

Next Regular Meeting - August 20, 2019

Next Special Meeting - TBD