

Crockery Township

Regular Planning Commission Meeting

July 18, 2017

(Approved)

Chairman Bill Sanders called the Regular Planning Commission Meeting to order at 7:30 PM. Roll call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, and Roy Holmes present. Z/A Robert Toland was also present for this meeting.

Commissioners Rich Suchecki and Mike Munch 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 June 20, 2017, Regular Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Roy Holmes. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved.

Agenda Item 4. Announcements

None.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

None offered at this time.

Agenda Item 7. Action Items

A. Turnstone Investments LLC – Public Hearing – Rezoning Request.

Documents provided for this public hearing include; (1) a Planning and Zoning Review by Z/A Toland, dated July 18, 2017, discussion this application, and (2) a color aerial of the parcel and surrounding properties.

Mr. Doug Meekhof, Turnstone Investments, LLC, 16850 120th Avenue, parcel #70-04-15-300-047, has made a request to rezone his property from C-1 Neighborhood Commercial to C-3 Highway Commercial. Mr. Meekhof was not present for this hearing.

Commissioner Dave Meekhof made note that Doug Meekhof is his brother, however, he has no interest in this business, financial or otherwise. Chairman Sanders suggested Commissioner Meekhof remain seated on the panel for this hearing, which he did.

Chairman Sanders opened the public hearing and asked for comments.

Mr. Mike Murphy, of Murphy Investments, was present and asked if his parcel (70-04-15-300-048), could be included in the rezone as a part of this hearing. Mr. Murphy pointed out that his parcel is surrounded on three sides by the subject parcel for review. Mr. Toland pointed out that Mr. Murphy's parcel was not included in the notice for the public hearing. The Commission determined Mr. Murphy's parcel was not actionable at this time.

The Commission reviewed Mr. Meekhof's request and noted it was consistent with the future land use map found in the Township's Master (Comprehensive) Plan. Mr. Meekhof would like to lease space to a landscaping business, which is allowed in the C-3 Highway Commercial zoning district.

After reviewing the request and all interested parties were heard, Commissioner Roy Holmes made a **motion** to approve Mr. Doug Meekhof's request to re-zone parcel #70-04-15-300-047 from C-1 Neighborhood Commercial to C-3 Highway Commercial. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

B. Grzybowski – Home Occupation – SLU extension expiration.

Documents provided for this review include; (1) a letter to Mr. Walter Grzybowski, authored by Z/A Robert Toland, dated July 18, 2017, discussing issues yet to be completed for his SLU permit, and (2) a site plan by CDS (Concept Design Studio, Inc., 800 E. Ellis road, Suite 508, Norton Shores, Michigan, 49441, drawn by SMH, Project #0412-15, amended 05-16-2016.

Mr. Walter Grzybowski was present for this review, along with Nate Grzybowski and Nick Parish, who were providing assistance with this project.

Mr. Toland advised today's date was the expiration of the extension and asked Mr. Grzybowski if he had made progress regarding the points of interest/compliance outlined to him. Mr. Grzybowski advised much of the detail had been dealt with regarding the site plan. Areas still needing to be addressed included parking lot dimensions (spaces, aisle, and total spaces) and lighting. Mr. Grzybowski also indicated he has had to employ a new architect, which is now Dennis Dryer, Dryer Architectural Group, PLC, 220.5 Washington Street, Grand Haven, Michigan, 49417. Mr. Grzybowski is attempting to arrange information needed between his architect and Mr. Hopkins (Building Inspector for the Township). Mr. Grzybowski is also awaiting a hearing with the Township's Construction Board of Review, regarding fire suppression system requirements that might apply to his business.

After this review was complete and all parties heard, Commissioner Roy Holmes made a **motion** to further extend Mr. Grzybowski's SLU permit until August 15, 2017, allowing for additional time for Mr. Grzybowski to address the unfinished requirements for his permit. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

Agenda Item 8. Presentations

Mr. Toland and the Commission discussed proposed zoning amendments regarding Solar Energy Facilities. The Commission offered a number of suggestions. Discussion to be continued.

Agenda Item 9. Discussions

Martin and Karmel Gonzales, who live on Cone Street, had several questions regarding a potential zoning change for their property and perhaps their neighborhood. A zoning change would relax the front yard set-back, allowing them to build an elevated deck at the front of their home. The Commission discussed potential options with the Gonzales'.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Ryan Arends at 9:14 PM. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Regular Meeting – August 15, 2017