

Crockery Township

Regular Planning Commission Meeting

June 16, 2015

(Approved)

Chairman Bill Sanders called the June 16, 2015 Regular Planning Commission Meeting to order at 7:36 P.M. Roll-call was taken with Dave Meekhof, Bill Sanders, Ryan Arends, Rich Suchecki, Mike Munch, Roy Holmes present and Jon Overway absent. Z/A Robert Toland also was present for this session.

Agenda Item 2. Approval of the Agenda

The order of Action Items B and C were switched.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the May 19, 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 Roy Holmes. The motion was unanimously approved.

Agenda Item 4. Announcements

None

Item 5. Communications

None.

Agenda Item 6. Public Comment

None.

Agenda Item 7. Action Items

A. Public Hearing – Christian Missionary Alliance.

An application has been submitted by Dale Ten Brink requesting a rezone of parcel number 70-04-07-300-009, located at 14389 State Rd, owned by Christian Missionary Alliance, from R-1 Low Density Single-Family Residential to R-2 Medium Density Residential. The Public Hearing was opened at 7:42 P.M. The documents provided include; (1) a Crockery Township Zoning Application signed May 5, 2015, (2) a Planning and Zoning Review by Z/A Robert Toland dated June 16, 2015 and (3) three Ottawa County GIS aerial views of the parcel and surrounding properties.

Those in attendance for this hearing were the applicant, Mr. Dale Ten Brink and his representative, Mr. Paul Moon.

Mr. Moon led in the discussion by stating a rezone is a precursor to Mr. Ten Brink purchasing the property and renovating the interior of the structure to a three family dwelling (three apartment units).

Z/A Robert Toland noted that R-2 Medium Density Residential does allow for multiple family dwellings as a Special Land Use. He also voiced concern that R-2 does not match the Future Land Use Map.

After further discussion, the Commission found since there are several multiple family dwelling establishments in near vicinity and that the legally non-conforming structure is currently vacant, it would be reasonable and prudent to change the zoning to R-2, as this may promote best use of the parcel. A **motion** to recommend to the Township Board the request be approved to rezone parcel number 70-04-300-009 from R-1 Low Density Single-Family Residential to R-2 Medium Density Residential was made by Commissioner Ryan Arends. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved. The Public Hearing was closed at 8:05 P.M.

B. Site Plan Review - Grand Marina

Documents provided for this review include; (1) a Crockery Township Zoning Application for a Site Plan Review signed by Lawrence Duthler of Meritus Properties LLC (owner) dated June 15, 2015, (2) a Planning and Zoning Review by Z/A Robert Toland, discussing changes to the site plan for parcel number 70-04-34-100-017, located at 15078 120th Ave. (Grand Marina), dated

June 16, 2015, (3) a boundary survey prepared by Exxel Engineering, Inc, dated August 27, 2014, (4) three color photographs of the subject structure.

Mr. Lawrence Duthler was present for this review. He stated the property is undergoing clean up and that a 200 foot x 100 foot storage building will be painted. The application request is for restoring and adding to faintly visible lettering on the 32 foot high south wall of said building to advertise storage space. The proposed signage area will cover approximately 1200 square feet and will not be illuminated.

The Commission studied the proposal and concluded the Site Plan revision would be appropriate for the area. A **motion** to approve the revised Site Plan to allow a 1200 square foot painted sign on the south side of the large storage building, with the condition that no illumination fixtures are used, was made by Commissioner Mike Munch. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved.

C. Public Hearing - Zoning Ammendments

The Township has adopted a Comprehensive Plan dated December 2013, which contains recommendations for new and updated zoning districts. The Planning Commission on its own initiative is proposing amendments to the Zoning Ordinance in the following Articles and Sections:

2.02 Definitions

3.02 Accessory Buildings

3.29 Outdoor Storage

3.20 (2) (V), 5.06 (4), 6.06 (4), 19.14 (27) Home Occupations in accessory buildings

R-1 Rural Estate Residential

R-2 Low Density Residential

R-3 Moderate Density Residential

R-4 Multiple-Family Mixed Use Residential

R-5 Village Mixed Use

The Public Hearing was opened at 8:26 P.M. to receive public input and comment on the proposed zoning change. No members of the public were present. The Commission reviewed and discussed the latest draft of the proposal and addressed several concerns. Minor revisions and some deletions resulted. A **motion** to recommend to the Township Board, amending the Zoning Ordinance as outlined by the revised draft proposal, was made by Commissioner Ryan Arends. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved. The Public Hearing was closed at 9:11 P.M.

D. Special Land Use - Request for Extension - Achey Pond

Mr. Elias Achey was notified by the Township that his Special Land Use permit for constructing a pond approved by the Planning Commission on May 20, 2014 had expired on May 27, 2015. Mr. Achey has requested an extension due to a late start. A **motion** to extend the permit for another 90 days, to August 27, 2015 was made by Commissioner Roy Holmes. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved.

Agenda Item 8. Presentations.

None

Agenda Item 9. Discussion Items

The Commission will discuss Zoning Ordinance amendments in upcoming meetings.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Mike Munch at 9:15 P.M. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved.

Respectfully Submitted,
David Meekhof, Vice Secretary
Crockery Township Planning Commission

Next Meetings: Regular Session - July 21, 2015
 Special Session - TBD