

Crockery Township

**Regular Planning Commission Meeting**  
**June 19, 2018**  
**Approved Minutes**

Chairman Bill Sanders called the meeting to order at 7:32 PM. Roll call was taken with Dave Meekhof, Bill Sanders, Ryan Arends, Rich Suchecki, Roy Holmes and Mike Munch present. Secretary Jon Overway was absent. Z.A. Robert Toland was also present for this meeting.

**Agenda Item 2. Approval of the Agenda**

Agenda Item 3 – May 15, 2018 regular meeting was changed to May 29, 2018 special meeting.

**Agenda Item 3. Approval of Minutes**

The Commission reviewed the minutes from the May 29, 2018 Special 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**

A. Township Board Report – Rich Suchecki

- 1) The recommendation to rezone several parcels along the south side of M104 within the M104 Overlay Zoning District, from C1 to C2 (May 15, Regular PC meeting) was approved by the Board.
- 2) The Board has made changes to the Townships' Building and Construction Standards pertaining to private streets.

**Agenda Item 5. Communications**

None.

**Agenda Item 6. Public Comment**

None offered at this time.

### **Agenda Item 7. Action Items**

#### **A. Public Hearing – SLU – Harmon Pond**

The Township has received a request from Patrick Harmon, 900 E. Diehl Road, Naperville, Illinois, for a Special Land Use permit for two ponds on parcel number 70-04-35-100-002 (68.24 acres) at 10894 Garfield Drive. The parcel of land is currently zoned AG-1 Agricultural and Open Space.

Documents provided to the Planning Commission for this matter include: (1) an Ottawa County GIS aerial photograph depicting the subject parcel and surrounding land, (2) a Site Plan prepared by Nederveld, 217 Grandville Avenue, Suite 302, Grand Rapids, Michigan, project number 15201788, sheet number C-303, drawn May 7, 2018, (3) a Planning and Zoning Review by Z.A. Robert Toland, dated June 19, 2018 (4) a review by Kevin S. Kieft, P.E., Prein & Newhof, engineers for the Township, dated June 4, 2018.

Patrick Harmon and Nederveld Senior Landscape Architect Jamie Walter were present for this Hearing.

Chairman Bill Sanders opened the Public Hearing at 7:40 PM.

The proposal was discussed where topics included pond depths (12 and 14 foot), static water elevation, soil types, earthen slopes graded to 1 on 6 above water and 1 on 3 below water, excavation spoils to be used on site to construct two landscaped berms along Garfield Avenue and a completion date within 1 year, although Mr. Harmon expects the project to be completed by this Fall.

Chairman Bill Sanders asked for public comment and Dick Winkle (neighbor to the east) spoke favorably of this proposal.

The Commission found that the request does not violate Township Ordinance and to be harmonious with surrounding lands. After all parties were heard, a **motion** to approve was made by Commissioner Ryan Arends with two contingencies; (1) that the spoil placement and berm construction does not infringe upon the Garfield Avenue Right of Way (ROW), and (2) that the required Ottawa County Soil Erosion and Sedimentation Permit (SESP) be obtained and a copy forwarded to the Township before construction begins. A 2<sup>nd</sup> was offered by Commissioner Rich Suchecki. The motion was unanimously approved.

#### **B. Public Hearing – Private Street – Tejchma**

The Township has received a request from Nathan Tejchma and Kristen Monroe, 215 West Main Street, Whitehall, Michigan, for a Private Street permit on parcel number 70-04-07-100-040, 18270 144<sup>th</sup> Avenue with an established permanent 40 foot easement to service their parcel number 70-04-07-100-041 (4.79 acres), both parcels currently zoned R-1 Low Density Single-family Residential.

Documents provided to the Planning Commission include: (1) a Crockery Township Private Street Application completed by Wakefield Builders, Inc., 5303 Grand Haven Road, Norton Shores, Michigan, dated May 11, 2018. (2) An Ottawa County GIS aerial photograph showing the subject and surrounding parcels. (3) A Site Plan by Moore & Bruggink, Inc., 2020 Monroe Avenue N.W., Grand Rapids, Michigan, project number 180100.4, drawn May 10, 2018, revised May 11, 2018 and May 14, 2018 and sealed by licensed engineer Ryan M. Arends. (4) A Planning and Zoning Review by Z.A. Robert Toland, dated June 19, 2018. (5) A review by Kevin S. Kieft, P.E., Prein & Newhof, engineers for the Township, dated June 4, 2018.

Chairman Bill Sanders opened the Public Hearing at 8:02 P.M.

Commissioner Ryan Arends recused himself for this Action Item and removed himself to the floor to represent Nathan Tejchma (owner) who was also present for this Hearing.

Z.A. Robert Toland led in to the discussion by pointing out several deficiencies with the Site Plan such as; the end point and full required easement of the private street is not identified, the required 150 foot of street frontage is not identified, required signage and utilities are not shown, the required 30 foot of cleared width is encroached upon by two large trees and no maintenance agreement is provided. The length of discussion centered mainly on what constitutes street frontage and method of measurement and also the need for parcel number 70-40-07-100-041 to grant a sufficient easement to (1) allow for the required private street turn around (alternative L shaped hammerhead proposed) and (2) to gain the required 150 foot of street frontage.

Chairman Bill Sanders called for public comment and none was offered.

After all parties were heard, a **motion** to approve the private street proposal was made by Commissioner Mike Munch with two contingencies; (1) that a revised Site Plan correcting deficiencies as discussed be submitted and (2) a copy of a sufficient recorded easement for parcel 70-40-07-100-041 be provided to the Township. A 2<sup>nd</sup> was offered by Commissioner Rich Suchecki. The motion was unanimously approved.

Ryan Arends took his seat with the Planning Commission.

### **Agenda Item 8. Presentations**

A. Performance Standards – revised Article 12 PUD

The Planning Commission on its' own initiative is considering amendments to Article 12 "PUD" Planned Unit Development District which may allow for more mixed use options based on Performance Design Standards. The Planning Commission was supplied with a sample draft to be studied, and specifically pages 18 through 27 to be read, in order to discuss and provide input in future meetings.

B. Design & Construction Standards – Private Streets

The Planning Commissioners were supplied with updated copies of the Crockery Township Design and Construction Standards with a request that the section titled Private Residential Street Serving 1 to 3 Lots be read, for the purpose of providing input in future meetings.

**Agenda Item 9. Discussion Items**

A. Southwest Quadrant Sub Plan update – Sections 19-21, 28-33

The Planning Commission briefly discussed the Sub Plan.

**Agenda Item 10. Adjournment**

A **motion** to adjourn was made by Commissioner Roy Holmes at 9:35 PM. A 2<sup>nd</sup> was offered by Commissioner Mike Munch. The motion was unanimously approved.

Respectfully Submitted,

David Meekhof, Vice Secretary  
Crockery Township Planning Commission

Next Regular Meeting – July 17, 2018  
Next Special Meeting – July 31, 2018