

Crockery Township

Regular Planning Commission Meeting
March 16, 2021
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:29 P.M. Roll call was taken with Commissioners, Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, and Mike Munch, present. Z.A. Robert Toland and Attorney for the Township, Ronald M. Redick, were also present for this meeting.

Commissioner Roy Holmes was absent.

There were six persons seated in the public gallery, including Township Supervisor Erik Erhorn.

Agenda Item 2. Approval of the Agenda

Approved as submitted.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the February 2, 2021, Regular Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Mike Munch. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

Agenda Item 4. Announcements

Supervisor Erik Erhorn briefly updated the Commission on Board actions, including bonding issues and improvements affecting Eastbrook.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

Chairman Sanders asked for public comment. None was offered.

Agenda Item 7. Action Items

A. Public Hearing - Zoning Amendments – Farm Building permit exemptions.

Mr. Toland provided the Commission with the final draft of the amendment language involving approval procedures for agricultural buildings.

Chairman Bill Sanders opened the public hearing in this matter.

Z/A Toland provided an overview of the proposed amendment, explaining the process of obtaining a zoning permit, the filing and recoding an affidavit, height limitations, and agricultural use requirements, among other details.

Chairman Sanders opened public comment.

Mr. Dave Willis inquired on enforcement measures, specifically the prohibited storage of personal property not related to agricultural activities (watercraft, campers, lawn/garden equipment, etc.), and how that might be accomplished. The Commission and Mr. Redick responded indicating the intent of the language is to promote the agricultural use of structures built with agricultural intent. The larger issue is to verify that buildings erected under agricultural provisions are not immediately transitioned to other non-agricultural enterprises.

Mr. Ben Mitchell, of First Pick Farm, introduced himself and explained his involvement in the height allowances for agricultural structures, now proposed at 100 feet (maximum). Mr. Mitchell indicated he wishes to utilize wind machines to protect his crops from frost damage. The wind machines can exceed the current height limitations of 35 feet, and appreciates the expanded height allowances written into this proposed amendment.

Mr. David MacKenzie of Hortech Inc., also commented on the storage of personal property, stored by an owner of an agricultural structure, suggesting that the prohibited storage language seemed somewhat excessive.

After all interested parties were heard, Chairman Sanders closed public comment.

The Commission discussed the proposed amendment at length, reviewing each section in detail. The Commission did recommend a limited language change to the section related to storage of personal property to prevent other commercial endeavors from displacing the agricultural intent and use of a structure authorized under this ordinance.

After all parties were heard, and all discussion completed, Commissioner Rich Suchecki made a **motion, via resolution**, to recommend to the Township board, the proposed amendments to approval procedures for agricultural buildings be approved, with amendments. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

B. Public Hearing – Zoning Amendments - I-2 Zoning District allowed uses.

Commissioner Dave Meekhof asked to be excused from the Commission panel for this hearing due to the appearance of a conflict of interest. Commissioner Meekhof's business largely makes up the I-2 Zoning District at present and would be affected by any language changes in the Ordinance. Chairman Sanders approved the request and Commissioner Meekhof removed himself from the Commission panel and took a seat in the public gallery.

Mr. Toland provided the Commission with the final draft of the amendment language involving I-2 Heavy Industrial Zoning District allowed uses.

Chairman Sanders opened the public hearing.

Z/A Toland provided an overview of the proposed amendment, explaining the amended language for I-2 allowed uses.

Chairman Sanders asked for public comment.

Mr. Dave Meekhof asked to have trucking terminals added to item 13. Description. The Commission was agreeable to this description suggestion.

Supervisor Erhorn inquired if the addition of truck terminal was outside of the advertised uses. Mr. Redick indicated it was similar to the included proposed uses and acceptable to propose without further advertisement.

After all interested parties were heard, Chairman Sanders closed public comment.

The Commission discussed the relatively brief proposed amended language. The Commission felt the proposed amendments were acceptable.

After all parties were heard, and all discussion completed, Commissioner Jon Overway made a **motion, via resolution**, to recommend to the Township board, the proposed amendments to I-2 Heavy Industrial Zoning District allowed uses be approved, with amendments. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

Chairman Sanders now asked Commissioner Dave Meekhof to rejoin the Commission panel.

C. Public Hearing – Zoning Amendments – CH Zoning District Site Plan Review.

Mr. Toland provided the Commission with the final draft of the amendment language involving land uses requiring site plan review.

Chairman Sanders opened the public hearing.

Z/A Toland provided an overview of the proposed amendment, explaining the amendment was developed in part to create a process relief for proposed structures in the Commercial Horticultural Zoning District. Structures in the CH Zoning District are similar in use to those structures found in agricultural operations, however, presently require a site plan review to authorize a building permit and construction.

Chairman Sanders asked for public comment.

Mr. Dave Willis asked a clarification question regarding the zoning districts affected. Mr. Toland provided an explanation of the intent of the amended language.

After all interested parties were heard, Chairman Sanders closed public comment.

The Commission reviewed and discussed the proposed amended language in detail. The Commission felt the language that provides process relief for proposed structures in the Commercial Horticultural Zoning District is appropriate. The language allows for proposed structures in the CH Zoning District to be reviewed and approved by Township staff and exempts such structures from site plan review.

After all parties were heard, and all discussion completed, Commissioner Rich Suchecki made a **motion, via resolution**, to recommend to the Township board, the proposed amendments land uses requiring site plan review be approved. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

D. Priced Right Auto – Site Plan Amendments.

Documents provided to the Commission for this site plan review include; (1) a site plan by Feenstra & Associates, Inc., Civil Engineers & Surveyors, 7482 Main Street, Jenison, Michigan, 49428, 616 457-7050, revised February 23, 2021, (2) a Planning and Zoning Review by Z/A Toland, dated February 18, 2021, discussing this project, (3) a memo authored by Z/A Toland, dated February 2, 2021, addressed to Mr. John Stuyfzand, Priced Right Auto, discussing the need for a further review before the Commission and pointing out deficiencies and actions that need to be taken, (4) a memo by Kevin Kieft, Prein & Newhof (Engineers for the Twp.), dated January 25, 2021, addressed to Z/A Toland, providing an evaluation of the Priced Right Auto construction, with photographs, (5) an Ottawa County Public Health sewage system inspection approval form, dated October 26, 2020, signed by Ryan McCarthy, (6) a memo from Dave Hudson., Spring Lake Fire Department, Fire Inspector, to Tammie Anderson (Crockery Twp. Staff), dated February 2, 2021, stating final inspection approval for Priced Right Auto, (7) an Ottawa County Soil Erosion & Sedimentation Control permit, dated December 18, 2020, Permit #13355, issued by Jon Braxmaier, (8) an Ottawa County Health Department (GIS) overlay of Parcel 70-04-16-400-010, dated October 26, 2020, showing sewage system components, and (9) a sketch plan provided by Ted Solow, former owner of the parcel (010), reviewed/approved March 21, 2006, by the Planning Commission.

Mr. John Stuyfzand of Priced Right Auto was present for this site plan review.

Z/A Toland provided a history of this project, explaining a number of changes that had occurred to the original approved site plan, which in total constituted a major change to the original site plan, and therefore required this present review of Priced Right Auto's progress. Mr. Toland also stated Priced right Auto is now conducting business on the property absent an occupancy permit and site plan approval.

The Commission reviewed at great length the details found in the documents submitted (above), and in particular the amended site plan and Z/A Toland's memo to John Stuyfzand, dated February 2, 2021, listing needed actions and deficiencies in this project, with Mr. Stuyfzand.

The Commission discussed the location septic/sewer system, parcel surfacing, parking designations, stabilization of the detention pond, repair of the storm sewer outlet, condition of aggregate surfaces adjacent to the structure, dumpster location, fencing and landscaping, overlay service drive easement requirements and location (absent) on the site plan, drainage issues, among other issues. Some additional issues brought forward in the documentation have subsequently been addressed by Mr. Stuyfzand.

The Commission also discussed the adjacent property to the east, which is now owned by Mr. Stuyfzand, which lessened fencing/screening requirement. The Commission also discussed allowances for parking within the 110-foot setback (M-104 Corridor Overlay District) granted to the former owner of the property, Ted Solow, of Solow Car Company. There are 16 such parking spaces previously authorized to exist within the 110-foot setback, which would otherwise be prohibited by the current Overlay District regulations. It was also noted the vintage artwork found on the structure exterior would not be considered signage, which would otherwise be regulated by Township ordinance.

After a lengthy review, the Commission found the following items in need of action prior to site plan approval; (1) accurately identify components of the septic/sewer system on the site plan, (2) stabilization of the detention pond, (3) repair of the storm sewer outlet at the retention basin, (4) restoration of the aggregate surface, particularly on the eastside of the structure, which has been buried in sand by construction processes, (5) show dumpster in an allowable place on site plan, (6) a 22-foot easement for a service drive must be shown on the site plan, as required by the M-104 Corridor Overlay District, and (7) the lighting proposed on the site plan must be corrected to be 100% downcast cutoff.

After all discussion was complete, Commissioner Ryan Arends made **a motion** to table this site plan review until the specified issues (listed above) are addressed. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the Commission.

Agenda Item 8, Presentations

None.

Agenda Item 9. Discussion Items

A. I-96 East Sub Plan Amendment.

No discussion at this time.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Mike Munch at 9:46 P.M. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Regular Meeting April 20, 2021
Next Special Meeting - TBD