

Crockery Township

Regular Planning Commission Meeting

March 17, 2015

(Approved)

Chairman Bill Sanders called the March 17, 2015, Regular Planning Commission Meeting to order at 7:30 P.M. Roll-call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, Mike Munch, and Roy Holmes present. Z/A Robert Toland also was present for this session.

Agenda Item 2. Approval of the Agenda

Approved as submitted.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the February 17, 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

Commissioner Rich Suchecki stated Hope Network will be holding an “open house” for their newly approved facility on 130th Avenue, March 24, 2015, from 4:00 P.M. to 6:00 P.M. Township officials and the public are welcome to attend.

Item 5. Communications

None.

Agenda Item 6. Public Comment

No public comment was offered at this time.

Agenda Item 7. Action Items

A. Site Plan Review – M & S Real Estate Development (Baker Engineering).

Documents provided for this review include; (1) a Crockery Township Zoning Application, signed by Jack Jerovsek, dated February 23, 2015, (2) a Planning and Zoning Review by Z/A Robert Toland, dated March 17, 2015, discussing additional structure at 17165 Power Drive, Parcel # 70-04-16-400-025, (3) a memo from Township Fire Chief Dreyer, dated March 11, 2015, discussing Fire Department requirements and concerns, (4) an color aerial view of parcel #70-04-16-400-025, showing existing structures and driveways, (5) a site plan by Pioneer Construction/Tailored Building Systems, 550 Kirtland Street, S.W., Grand Rapids, Michigan, 49507, by T. Beltran, Job #0015-477, revised 2-16-2015, with multiple attachments.

Mr. Jack Jerovsek was present for this hearing on behalf of M & S Real Estate Development/Baker Engineering.

Mr. Jerovsek stated he would like to add a 20' X 32' addition to the northern most building of the Baker Engineering complex. This (self-contained) addition is meant to house chassis-dyno equipment, which needs its own separated space for safety of operation. Mr. Jerovsek advised the addition will not affect current employee levels, septic needs, or water supply.

The Commission reviewed the details of the plan, including foot-print, elevation, parking needs, traffic circulation, and set-backs. Chief Dreyer's memo was also discussed. Mr. Jerovsek will contact Chief Dreyer to see a Knox Box is correctly installed.

After all discussion was complete and all interested parties heard, **a motion** was made by Commissioner Rich Suchecki to approve the site plan for the proposed addition to Baker Engineering, contingent on the installation of a Knox Box, as requested by Chief Dreyer (per Ordinance 2006-5). A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

Agenda Item 8. Presentations.

A. Discussion – Outdoor Storage.

Mr. Toland provided the Commission with the third draft of Outdoor Storage and Related Issues, to include Definitions and General Provisions. Several revisions and amendments were suggested by the Commission.

B. Discussion - Home Occupations in AG Districts.

Mr. Toland provided the Commission with a third draft affecting Article 3 – General Provisions, Article 5 – Special Land Uses, and Article 19 – Special Land Uses.

The Commission discussed the language at length. Considerable time was spent on home occupations in the agricultural zoning districts, particularly those allowed in accessory buildings. Several revisions and amendments were suggested by the Commission.

C. Discussion – (R-2) Low Density Single-Family Residential District.

Mr. Toland provided the Commission with a draft of the proposed language for the (R-2) Low Density Single-Family Residential District, to include; Intent and Purpose, Uses Allowed by Right, Accessory Buildings - Structures and Uses, Special Land Uses, Development Requirements, and Performance Standards.

The Commission reviewed the language and felt it was appropriate and adequately addressed this zoning district.

Agenda Item 9. Discussion Items

The Township's Capital Improvement Plan will be discussed and developed in upcoming meetings.

Agenda Item 10. Adjournment

A motion to adjourn was made by Commissioner Roy Holmes at 9:33 P.M. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

Respectfully Submitted,
Jon C. Overway, Secretary
Crockery Township Planning Commission

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