

Crockery Township

Regular Planning Commission Meeting

March 18, 2014

(Approved)

Chairman Bill Sanders called the March 18, 2014, 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 Toland was also 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 18, 2014, Regular Planning Commission Meeting. A motion was made to approve the minutes, as written, by Commissioner Rich Suchecki. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved.

The Commission reviewed the minutes from the February 25, 2014, Special Planning Commission Meeting. A motion was made to approve the minutes, as written, by Commissioner Dave Meekhof. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

Agenda Item 4. Announcements

None.

Item 5. Communications

None.

Agenda Item 6. Public Comment

Chairman Sanders asked for public comment. No public comments were offered at this time.

Agenda Item 7. Action Items

A. Commercial Horticultural Zoning District Amendments – Public Hearing.

Chairman Bill Sanders and Mr. Toland provided a brief lead-in to the proposed language changes/deletions to Article 10, “CH” Commercial Horticultural District. The language has been discussed, at great lengths, at prior meetings with representatives present from the horticultural business community.

Chairman Bill Sanders opened the public hearing and asked for public comment. No public comment was offered.

After a brief discussion by the Commission, a **motion** was made by Commissioner Mike Munch to recommend to the Township Board the amended language for Article 10, the Commercial Horticultural Zoning District, be approved. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

B. Word – Rezoning - Public Hearing.

Jane and James Word have requested to rezone their property, Parcel #70-04-11-400-033, on State Road, from R-1 Low Density Single-Family Residential to AG-2 Rural/Agricultural Preservation.

Jane and James Word were not present for this hearing.

Mr. Toland provided a lead-in to the discussion, indicating the current and proposed future land use maps have suggested this parcel remain Low Density Single-Family Residential, however, adjacent parcels immediately to the south and east of the Word property are zoned for agricultural use.

Chairman Bill Sanders opened the public hearing and asked for public comment.

Mr. Ed Thomas, a neighbor living within 300’ of the Word property, inquired on the restrictions for keeping of animals in the Ag-2 zoning district. The Commission discussed Township Zoning

Ordinance - Article 3.21, Keeping of Animals, with Mr. Thomas, as well as thoughts regarding Michigan's Right to Farm Act.

The Commission discussed the requested rezone change and generally felt the request was reasonable, particularly due to the low-density of dwellings in the vicinity, and the immediate proximity to agriculturally zoned lands.

A motion was made by Commissioner Dave Meekhof to recommend to the Township Board the request to rezone the Jane and James Word property, Parcel #70-04-11-400-033, on State Road, from R-1 Low Density Single-Family Residential to AG-2 Rural/Agricultural Preservation be approved. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

C. Groenink's Site Plan – Request for extension.

Mr. Jon Groenink, of Groenink's Elevator and Hardware, Nunica, has requested an extension of the approval of his site plan for construction of an additional storage facility, to be located on his property at 11260 Michigan Avenue.

Mr. Toland advised such an extension may be approved under Article 18.16 of the Township's Zoning Ordinance.

After a brief discussion by the Commission, **a motion** was offered by Commissioner Rich Suchecki to extend the approval of Mr. Groenink's site plan for additional storage facility from January, 2014 to January, 2015. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

Agenda Item 8. Presentations.

None.

Agenda Item 9. Discussion Items

B. Future Zoning Ordinance Amendments – Revisions.

Mr. Toland will provide further drafts for consideration at the April regular meeting.

Agenda Item 10. Adjournment

A motion to adjourn was made by Commissioner Rich Suchecki at 8:01 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 Meetings: Regular Session - April 15, 2014
 Special Session - TBD