

Crockery Township

Regular Planning Commission Meeting

March 20, 2018

(Approved)

Chairman Bill Sanders called the Regular Planning Commission Meeting to order at 7:25 P. M. Roll call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, and Mike Munch present. Z/A Toland was also present for this session.

Commissioner Roy Holmes was absent.

There were nine persons present in the public gallery.

Agenda Item 2. Approval of the Agenda

Correct Item 8. A. to read “C-2 General Commercial Zoning District” – Rezoning.

Add 9. B. Spoonville Trail

Add 9. C. Special Meeting (**proposed for March 27, 2018**).

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the February 20, 2018, Regular Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Mike Munch. A 2nd was offered by Commissioner Rich Suchecki The motion was unanimously approved.

Agenda Item 4. Announcements

Mr. Toland reported the Board had approved amendments to the Medical Marijuana Facilities Ordinance (See Supervisor Stille memo, dated March 14, 2018).

The board confirmed their support for the standards found in the M-104 Corridor Overlay District, via a resolution, dated March 13, 2018.

The Board also adopted a resolution to prepare a Sub-Plan for the southwest quadrant of the Township.

Agenda Item 5. Communications

Memo from Supervisor Leon Stille, dated March 14, 2018, Medical Marijuana Facilities Ordinance, allowing for a Processor, a Secure Transporter, and a Safety Compliance Facility. The memo also indicates Provisioning Centers and Growers were increased to (two) each.

Agenda Item 6. Public Comment

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

Agenda Item 7. Action Items

A. Kaiser – SLU – Public Hearing.

The Planning Commission has received a request from Dr. Jennifer Kaiser, for a Special Land Use permit for a 7,440 SF Boarding and Riding Stable, for personal use, on Parcel # 70-04-23-300-012 (13.7 acres), located at 16358 112th Avenue. The parcel is currently zoned AG-1 Agricultural and Open Space.

Documents provided to the Planning Commission in this matter include; (1) a Crockery Township Zoning Application, signed by Jennifer Kaiser, dated December 20, 2017, (2) an Ottawa County GIS aerial map, showing existing buildings on the parcel and surrounding properties, (3) an overview of the proposed project by Dr. Jennifer Kaiser, dated January 17, 2018, and (4) a Planning and Zoning Review by Z/A Toland, dated March 20, 2018, discussing this proposal.

Dr. Jennifer Kaiser was present for this hearing.

Chairman Bill Sanders opened the public hearing in this matter.

Mr. Toland provided a lead-in to the discussion reviewing the information found in his Planning and Zoning Review.

Dr. Kaiser discussed the details of her proposal with the Commission, indicating the stable was intended for her personal use and was not a commercial venture. Due to the personal use of the facility, no traffic, parking issues, noise, or dust would result from the facility use, per Dr. Kaiser. Issues of fencing and waste management (manure) were discussed to the satisfaction of the Commission. The Commission found the set-backs to be properly met.

Chairman Sanders asked for public comment.

Mr. and Mrs. Michael Morden were concern with potential commercial traffic and septic system use. The Morden's were advised there was no commercial intent that would cause traffic issues and no additional septic systems were proposed.

After all discussion was complete, and all interested parties heard, Commissioner Dave Meekhof made a **motion** to approve the Special Land Use request by Dr. Jennifer Kaiser for a Boarding and Riding Stable. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

B. Murphy Investments, Inc. – SLU – Public Hearing.

The Planning Commission has received a request from Mr. Mike Murphy, Murphy Investments, Inc., for a Special Land Use permit for a Self-Service Storage Facility, on Parcel # 70-04-21-200-031 (0.75 acres), located on 124th Avenue at Cleveland Street. The parcel is currently zoned C-1 Commercial.

Documents provided to the Planning Commission in this matter include; (1) a Crockery Township Zoning Application, signed by Michael Murphy, dated January 29, 2018, (2) a copy of the Township's Zoning Ordinance, Section 47., (3) a print-out entitled M-72 Recreational Storage Condominium – Home, dated February 16, 2018, (4) an Ottawa County Road Commission application (enclose ditch), pending status, (5) an Ottawa County Soil Erosion & Sedimentation Control permit, dated February 12, 2018, Permit #10977, (6) an Ottawa County GIS aerial of Parcel 70-04-21-200-031 and surrounding parcels, (7) an Ottawa County Environmental Health Vacant Land Evaluation Report, dated February 13, 2018, (8) a review by Kevin S. Kieft, P.E., Prein & Newhof, engineers for the Township, dated March 13, 2018, discussing this proposal, (9) a Planning and Zoning Review by Z/A Toland, Dated March 20, 2018, discussing this proposal, and (10) a site plan by Westshore Engineering & Surveying, 2534 Black Creek Road, Muskegon, Michigan, 49444, by ELS/NSS, dated March 9, 2017, amended February 22, 2018, and March 5, 2018.

Mr. Mike Murphy was present for this hearing.

Chairman Bill Sanders opened the public hearing in this matter.

Mr. Toland provided a lead-in to this matter covering points found in the Prein & Newhof review, as well as his Planning and Zoning review. Mr. Toland also pointed out the history involving Auto Pro (nearby property, also within the M-104 Corridor Overlay) regarding set-backs, service drives, and other dimensional issues that were challenged (in Circuit Court).

The Commission discussed the proposal, at length, with Mr. Murphy. The issues of set-back, driveway entrances and service drives, parking, private utility placement (septic system), drainage and retention, landscaping, were reviewed and discussed, amongst other details of this proposal.

The Commission recommended several changes/additions to the site plan for Mr. Murphy to consider, including the service drive, parking, septic system placement, and other structural details recommended to be shown on the site plan.

Chairman Bill Sanders asked for public comment. No public comment was offered.

Commissioner Ryan Arends made **a motion**, to table this public hearing, for further information, until Tuesday, April 17, 2018, at 7:30 P.M., at the Township Hall. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

C. Zielinski – Rezoning – Public Hearing.

The Planning Commission has received a request from Mr. Brent Zielinski and Ms. Brianne Zielinski, to rezone Parcel #70-04-19-300-007 (3.03 acres), located at 16194 144th Avenue, from AG-2 Rural/Agricultural Preservation to R-2A Low Density Single-Family Residential. This request is consistent with the Township's Master Plan (Future Land Use).

Documents provided to the Planning Commission in this matter include; (1) a Crockery Township Zoning Application, signed by Brent Zielinski, dated February 16, 2018, and (2) an Ottawa County GIS aerial of Parcel #70-04-19-300-007 and surrounding parcels.

Brent and Brianne Zielinski were not present for this hearing.

Chairman Bill Sanders opened the public hearing.

Mr. Toland gave a brief overview of the request and indicated the request was consistent with the Township's Master Plan.

Chairman Bill Sanders asked for public comment.

Ms. Theresa Stillson, speaking on behalf of her mother-in-law, Bonnie Stillson, stated she was not in favor of the rezone request. Ms. Stillson stated there is a high-water table in the vicinity and she is fearful of the "bathtub" effect should other properties nearby elevate for building purposes. Ms. Stillson was advised the request is consistent with the Master Plan and should further development occur the developers will have to present a plan for drainage as a part of their request.

The Commission reviewed the request and found it to be consistent with the Master Plan.

After all discussion was complete, and all interested parties heard, Commissioner Dave Meekhof made **a motion** to recommend to the Township Board to approve the Zielinke's request, as supported by the Township's Master Plan, to rezone their property from Ag-2 Rural/Agricultural Preservation to R-2A Low Density Single-Family Residential. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

D. Meritus Properties LLC – Site Plan Review.

Documents provided to the Planning Commission in this matter include; (1) a Planning and Zoning Review by Z/A Toland, Dated March 20, 2018, discussing this proposal, (2) a review by Kevin S. Kieft, P.E., Prein & Newhof, Engineers for the Township, dated March 13, 2018, discussing this proposal, (3) a letter from Richard J. Craig, Craig Architects, Inc., to Z/A Robert Toland, dated February 26, 2018, on behalf of owner Lawrence Duthler, discussing bituminous pavement as it applies to a previous improvement made to the property at 15078 120th Avenue, (4) a letter from Paul G. Henderson, P.E., Roosien & Associates PLLC, to Z/A Robert Toland, dated February 19, 2018, on behalf of owner Lawrence Duthler, discussing bituminous pavement and reclaimed asphalt millings, (5) an excerpt from Crockery Township Design and Construction Requirements, (6) an excerpt from Crockery Township Zoning Ordinance highlighting (M.) Surface-Parking, (7) a Crockery Township Zoning Application, signed (initialed) by Lawrence Duthler, dated March 2, 2018, requesting construction of a new 12,000 SF storage building, with multiple attachments, including (undersized) site plans, building elevations and footprint, and construction engineering, and (8) a site plan by Roosien & Associates, 5055 Plainfield Avenue, NE, Grand Rapids, Michigan, 49525, by JAM, Dated March 2, 2018, Project #161610-S-1.

Mr. Lawrence Duthler, Meritus Properties LLC has applied to construct a 12,000 SF storage facility on his property located at 15078 120th Avenue.

Mr. Richard J. Craig, Craig Architects, Inc., was present on behalf of his client, Mr. Duthler.

Mr. Toland provided a recent history of the construction on this property, specifically a boat storage facility, and that there was an on-going discussion regarding the type of driveway/parking area surface that was to be used. The previous construction has not been closed out as of yet by the Township due to this on-going discussion regarding surfacing of drives and parking areas.

Mr. Craig believes asphalt pavement was never intended to be used, but rather asphalt millings were intended to be utilized by the owner in the previous project. The argument partially being heavy trailers and equipment used to move boats would likely damage asphalt paving.

The Commission pointed out that the previous site plan for the construction that did occur clearly indicated a two-part hot asphalt mix was proposed and subsequently approved by the Commission as an element of the overall site plan.

The Commission felt it was appropriate to come to an agreement on how to close out the previously done construction, prior to additional construction being performed on the property. This would likely require presenting an amended site plan by Meritus Properties LLC for consideration by the Commission.

Commissioner Mike Munch made **a motion**, to table this site plan review, for further information, until Tuesday, April 17, 2018, at 7:30 P.M., at the Township Hall. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved by the Commission.

Agenda Item 8. Presentations

A. C-2 General Commercial Zoning District – Rezoning.

The Planning Commission has determined on its own initiative to re-zone a number of parcels (approximately 34 parcels) found along the southside of M-104/Cleveland Street, between 112th Avenue and to area west of 124th Avenue, from C-1 Neighborhood Commercial to C-2 General Commercial, which would be consistent with the Township’s Master Plan.

A motion, via resolution, was made by Commissioner Ryan Arends to hold a public hearing in this matter on Tuesday, May 15, 2018, at 7:30 P.M. at the Township Hall. A 2nd was offered by Commissioner Mike Munch. The Commission unanimously approved the motion.

B. Medical Marijuana – Standards for Processor, Transporter, and Safety Compliance Facility.

A motion, via resolution, was made by Commissioner Rich Suchecki to hold a public hearing, Tuesday, April 17, 2018, at 7:30 P.M., at the Township Hall, on amendments related to Medical Marijuana to the Township Zoning Ordinance, including Article 2-Definitions, Article 9-C-3 Highway Commercial District, Article 11-Light Industrial District, and Article 20-Parking and Loading spaces, be approved. A 2nd was offered by Commissioner Mike Munch. The Commission unanimously approved the motion.

Agenda Item 9. Discussions

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

Draft provided to the Commission, dated February 23, 2018, for study and future consideration.

In a matter related to the SW Sub Plan, Mr. Mark Wolters, who owns a 10 acre parcel near 138th and Garfield Street, showed interest in having his property rezoned to Rural Estates, which he believes would allow him latitude for additional improvements to his property. Mr. Wolters was made aware of the SW Sub Plan proposal and invited to attend the public sessions related to the SW Sub Plan.

B. Spoonville Trail.

DEQ permit information and pathway vicinity mapping provided to the Commission for information at this time.

C. Planning Commission Special Meeting.

A motion was made by Commissioner Ryan Arends to hold a **Special Meeting on Tuesday, March 27, 2018, at 7:30 P.M., at the Township Hall**, to further discuss the proposed Southwest

Quadrant Sub Plan. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved by the Commission.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Mike Munch at 9:54 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 17, 2018

Next Special Meeting - March 27, 2018