

Crockery Township

Regular Planning Commission Meeting

May 16, 2017

(Approved)

Chairman Bill Sanders called the May 16, 2017, Regular Planning Commission Meeting to order at 7:27 P.M. Roll-call was taken with Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, Mike Munch, and Roy Holmes present. Z/A Robert Toland also was present for this session.

Commissioner Dave Meekhof was absent.

Agenda Item 2. Approval of the Agenda

Approved as submitted.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the April 11, 2017, 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

None.

Item 5. Communications

An e-mail was received by Z/A Toland from Nate Tejchma, on April 28, 2017, at 3:20 P.M., withdrawing his private street application.

Agenda Item 6. Public Comment

None offered at this time.

Agenda Item 7. Action Items

A. Schmidt – Home Occupation SLU Amendment – Public Hearing.

Documents received by the Commission for this public hearing include; (1) A Planning and Zoning Review by Z/A Toland, dated May 16, 2017, discussing this proposal, and (2) an (aerial overlay) site plan by Dryer Architectural Group, dated April 15, 2017, by DDD, Project #17-192.

The Planning Commission has received a request from Thomas and Theresa Schmidt for a change to the approved site plan of a Special Land Use permit to use an accessory building (barn) for special events on parcel #70-04-24-200-004, located at 9720 Cleveland Street, which is currently zoned (AG-1) Agricultural and Open Space. The Schmidts would like to add a gravel parking area for their event barn.

Thomas and Theresa Schmidt were present for this hearing.

Mr. Toland provided a lead-in to this hearing by stating a brief history of the Schmidt's event barn and reviewing his comments in the Planning and Zoning Review.

The Commission, Mr. Toland, and Mr. and Mrs. Schmidt discussed the site plan at length.

Thomas Schmidt advised he will widen the gravel driveway to the proposed parking area to 24' for the driveways entire distance.

Mr. Schmidt agreed to provide a physical barrier between and along the 4' wide swale (ditch) located on the south-west border of the proposed parking area, separating the parking spaces from the swale.

The parking area will be constructed of crushed dolomite, according to Mr. Schmidt, and a sand base will be used where necessary to stabilize the surface material. The Schmidt's agreed to paint individual parking spaces to delineate them.

Chairman Bill Sanders asked for public comment on this matter. No public comment was offered.

After all parties were heard and all discussion complete, Commissioner Ryan Arends made a **motion via resolution**, to approved the site plan with amendments; (1) to provide a physical barricade along the 4' swale, (2) use sand underlayment where necessary to stabilize the parking surface, and (3) to delineate the parking spaces with paint. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved by the Commission.

B. Discussion - Gemmen – Planned Mineral Removal/ SLU – Public Hearing Continuation.

Additional documents provided to the Commission for this continuance include; (1) a memo authored by Rob Gemmen, dated May 12, 2017, discussing specific issues and answers to previous inquires made by the Commission (for further information).

Mr. Rob Gemmen was present for the continuance of this public hearing.

The Commission, Mr. Toland, and Mr. Gemmen discussed the information found in the above cited memo, which was request by the Commission at previous meetings.

The Commission, in general, is largely satisfied with the plan presented by Mr. Gemmen. The Commission notes two items of importance that must be received by the Township, prior to proceeding, are (1) the MDEQ permit(s), and (2) comments and approval of the proposed trucking routes by the Ottawa County Road Commission.

Chairman Bill Sanders asked for public comment on this matter. No public comment was offered.

After all parties were heard and all discussion complete, Commissioner Mike Munch made a **motion via resolution**, to recommend to the Township Board approval of this proposed Planned Mineral Removal/SLU, with amendments; (1) the Township be provided with copies of the MDEQ permit(s), and (2) copies of the Ottawa County Road Commission's comments and approval of the proposed truck routes, prior to the issuance of the Township's PMR permit. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

C. Tejchma – Private Street – Public Hearing.

The application for this street has been withdrawn by Mr. Tejchma.

D. Grow Blue LLC – Planned Mineral Removal/SLU – Resolution of Intent to Hold a Public Hearing.

Application and fees not submitted as of this time. No discussion occurred on this issue.

E. Meritus Properties LLC – Marina – Site Plan Review – add new building.

Documents received by the Commission for this site plan review include; (1) a site plan by Roosien & Associates, 5055 Plainfield Avenue, NE, Grand Rapids, Michigan, 49525, by JAM, dated March 1, 2017, Project #161610-S1, (2) a Planning and Zoning Review by Z/A Toland, dated May 16, 2017, discussing this proposal, (3) a memo by Chief Gary Dreyer, dated May 16, 2017, with attachment – 2012 IFC, Chapter 36, Marinas, and Appendix D., and (4) a review by Kevin S. Kieft, P.E., Prein & Newhof, Engineers for the Township, dated May 12, 2017, discussing this proposal.

Meritus Properties has made a request to construct an additional building, a boat storage unit, on parcel #70-04-34-100-014, located at 15078 120th Avenue. This property is 7.94 acres and is zoned GRM – Grand River Marina District.

Mr. Richard Craig, of Richard Craig Architecture, 25 S Division, Grand Rapids, Michigan, 49503, was present for this meeting on behalf of Meritus Properties.

The Commission, Mr. Toland, and Mr. Craig reviewed the site plan and discussed the documents provided at great length. Mr. Craig asked for clarification on a number of issues.

Mr. Craig will arrange for site plan amendments and present further at the June 20, 2017, Regular Planning Commission Meeting.

A motion was made by Commissioner Ryan Arends to table this site plan review until the June 20, 2017, Regular Planning Commission Meeting. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

F. Treeworks LLC – Rezoning – Resolution of Intent to Hold a Public Hearing.

Documents provided to the Commission in this matter include; (1) a Crockery Township Zoning Application signed by Jason R. Porter, dated May 10, 2017, requesting to rezone 14 acres of parcel #70-04-23-100-007, from Ag-1 Agricultural to I-1 Industrial, (2) a memo from Jason Porter to Mr. Toland, dated March 28, 2017, discussing this proposal, and (3) a sketch of the parcel and proposed area to be rezoned.

Mr. Porter would like to rezone 14 acres of his 54 acre parcel, located at 11011 Fitzgerald Street, from Ag-1 to I-1, for staging equipment and storage of materials related to his Treeworks, Inc., business.

Commissioner Mike Munch made a **motion via resolution**, to hold a public hearing in this matter on Tuesday, June 20, 2017, at 7:30 P.M., at the Township Hall. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

G. Murphy Investments, Inc. – Site Plan Review – add Fireworks Stand.

Documents received by the Commission for this site plan review include; (1) a sketch drawing on an aerial print, and (2) two photographs of the proposed stand, and (3) a Planning and Zoning Review by Z/A Toland, dated May 16, 2017, discussing this proposal.

The Commission has received a request from Yellow Box Fireworks, LLC, to use parcel #70-04-15-300-048, located at 11999 Cleveland Street, owned by Murphy Investments, LLC, as a temporary location for the sale of fireworks. This property is located in the C-1 Neighborhood Commercial Zoning District.

Contact person is Robert C. Horvath, Yellow Box Fireworks, LLC, 2531 Jackson Avenue, Suite 176, Ann Arbor, Michigan, 48103, 248 858-5881, 248 835-5991, bobhorvathpc@gmail.com. Mr. Horvath was not present for this review.

The Commission reviewed the documents provided and felt there was insufficient planning materials offered to consider this proposal at this time.

No action was taken by the Commission in this matter.

Agenda Item 8. Presentations.

A. Swimming Pool/Spa with power safety cover complying with ASTFM.

The Commission discussed allowance of power safety covers for swimming pools and spas in lieu of fencing. The commission felt a relatively simple language addition (in favor of) to the current pool fencing ordinance section would suffice. Mr. Toland will make the language addition in preparation for a public hearing.

B. Fences

The Commission discussed draft #1, 3.14 Fences, allowing for a minor change in material and construction methods (Section 1 - B. & C.). The commission approved the language and Mr. Toland will prepare the documents for a public hearing.

Commissioner Rich Suchecki made a **motion-Resolution of Intent to Hold a Public Hearing**, regarding Presentation Items A and B, listed above, on Tuesday, June 20, 2017, at 7:30 P.M., at the Township Hall. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

Agenda Item 9. Discussion Items

A. Approval of Temporary Occupancy of RV – Construction/Repair.

The Commission received Draft #1 of proposed language allowing temporary occupancy of a recreational vehicle during construction or repair of a dwelling. The Commission discussed this proposal and requested further time to consider the information.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Mike Munch at 9:53 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(s) – June 20, 2017

Special Session(s) - TBD