

**Crockery Township**

**Regular Planning Commission Meeting**

**May 17, 2016**

**Approved)**

Chairman Bill Sanders called the May 17, 2016, 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, and Roy Holmes present. Z/A Robert Toland also was present for this session.

Commissioner Mike Munch 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 26, 2016, Special Planning Commission Meeting. A motion was made to approve the minutes, as written, by Commissioner Rich Suchecki. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. The motion was unanimously approved.

**Agenda Item 4. Announcements**

Commissioner Rich Suchecki advised the Board approved the proposed amendments to the Commercial Zoning Districts.

Commissioner Suchecki also reminded the Commission that the Township's clean-up day is this coming Saturday and that dumpsters will be available at the Fire Station.

**Item 5. Communications**

None.

## **Agenda Item 6. Public Comment**

Mr. and Mrs. Taibl, 16874 130<sup>th</sup> Avenue, were present and expressed an interest in having the Commission act on its own volition to change the zoning in their immediate vicinity. Marie Taibl advised they are presently zoned Commercial and wish to be changed to Low-Density Residential, as the Township's future land use mapping suggests. The Taibl's comments were taken under advisement for future discussion.

## **Agenda Item 7. Action Items**

### **A. Public Hearing (tabled) – Home Occupation (SLU) – Walter Grzybowski.**

Documents provided for this public hearing include; (1) a site plan by Concept Design Studio, Inc., 800 E. Ellis Road, Suite 508, Norton Shores, Michigan, 49441, Project #0412-15, by SMH, Dated October 16, 2015, amended October 21, 2015, January 11, 2016, February 16, 2016, March 10, 2016, April 21, 2016, May 16, 2016, (2) a Planning and Zoning Review by Z/A Toland, Dated January 19, 2016, reviewing a request for a Home Occupation in an Accessory Building on parcel #70-04-14-300-020, located at 10831 Cleveland Street, (3) a schematic site plan by Concept Design Studio, Inc., 800 E. Ellis Road, Suite 508, Norton Shores, Michigan, 499441, Project #0412-15, by SMH, Dated October 16, 2015, including enhanced landscaped vignettes of existing structures on the property, (4) ) a property use description entitled Old Stone Gate Farm – Event Barn, (5) ) a brief letter from Walter Grzybowski II, dated February 12, 2016, indicating the home at 10831 Cleveland Street, will be maintained as a residence, (6) an Ottawa County Department of Public Health memo, by Kimberly Wolters, REHS, dated May 10, 2016, discussing a site visit and sewage disposal system for 10831 Cleveland Street, ( 7) an information sheet entitled; Old Stonegate Farms, 10831 Cleveland Street, Nunica, Michigan, undated and unsigned, discussing the proposed property use and improvements.

Commissioner Ryan Arends made **a motion** to un-table this matter and resume the public hearing. A 2<sup>nd</sup> was offered by Commissioner Rich Suchecki. The motion was unanimously approved by the Commission.

Chairman Bill Sanders re-opened the public hearing in the matter.

Mr. Walter Grzybowski was present for this hearing. Mr. Grzybowski intends to utilize the property at 10831 Cleveland Street as an event destination, including weddings, receptions, banquets, and similar functions.

Mr. Toland provided a brief lead-in to this discussion reminding the Commission of the prior information relative to this proposed project. Mr. Toland also commented on the Ottawa County Department of Public Health memo, site plan, and the information sheets (listed above).

The Commission reviewed the documents provided and discussed the specifics of the site plan with Mr. Grzybowski. It was noted by Mr. Toland that Mr. Grzybowski has applied to have the two separate parcels of property involved joined into one parcel (which will be assigned a new property description number by the Assessor). The Commission required the term “future” be deleted from the labeling for the addition to the event barn and the pump and generator enclosure for the fire suppression system on the site plan. In addition, the sewer vault needs to be shown on the site plan. Apart from these issues, the Commission is largely satisfied with the site plan.

Commissioner Rich Suchecki made **a motion, via resolution**, to approve this Special Land Use request, contingent on an updated site plan being delivered to the Township, showing (1) the location of the sewer vault, (2) the deletion of the term “future” from the event barn addition, and (3) the deletion of the term “future” from the pump and generator enclosure for the fire suppression system, and further (4) a notice from the Township Assessor of a new parcel number for the combined properties involved. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

B. Resolution of Intent to Hold a Public Hearing – SLU – Ellie Mae Properties.

Informational documents made available to the Commission in this matter include; (1) a photograph and narrative document entitled “SCHINDY’S PLACE, A Place to Play and a Place to Stay”, and (2) a preliminary site plan for the property located at 16700 124<sup>th</sup> Avenue.

Ms. Diane Schindlbeck, of Ellie Mae Properties LLC, was present for this motion.

Ms. Schindlbeck briefly stated her intention to utilize (lease) the property located at 16700 124<sup>th</sup> Avenue, Parcel #70-04-21-200-028, owned by JME Ventures, for a kenneling operation, including both day-care and over-night stays for animals (dogs).

Commissioner Ryan Arends made **a motion** to hold a public hearing in this matter on Tuesday, June 21, 2016, at 7:30 P.M., at the Township Hall. A 2<sup>nd</sup> was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the Commission.

**Agenda Item 8. Presentations.**

Mr. Toland provided the Commission with a memo from the Board discussing the current Ordinance language affecting maximum structure height in the Township. The Board asked the Commission to provide draft language clarifying the height restrictions, including from what point the measurement should be taken from.

The Commission reviewed the request and provided a number of suggestions that may be helpful in clarifying the Township's structure height restrictions. Mr. Toland will organize the suggestions in a draft for the Board's review.

**Agenda Item 9. Discussion Items**

Mr. Toland provided the Commission with a draft of standards for walking and bicycling trail maintenance to study for future discussion.

**Agenda Item 10. Adjournment**

A **motion** to adjourn was made by Commissioner Roy Holmes at 9:00 P.M. A 2<sup>nd</sup> 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 21, 2016

Special Session(s) - TBD