

**Crockery Township**

**Regular Planning Commission Meeting**

**November 10, 2016**

**(Approved)**

Chairman Bill Sanders called the November 10, 2016, Regular Planning Commission Meeting to order at 7:48 P.M. Roll-call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Rich Suchecki, Mike Munch, and Roy Holmes present. Z/A Robert Toland also was present for this session.

Commissioner Ryan Arends 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 October 18, 2016, Regular Planning Commission Meeting. A motion was made to approve the minutes, as written, by Commissioner Mike Munch. A 2<sup>nd</sup> was offered by Commissioner Rich Suchecki. The motion was unanimously approved.

**Agenda Item 4. Announcements**

Commissioner Rich Suchecki provided an update on the MMMA.

**Item 5. Communications**

None.

**Agenda Item 6. Public Comment**

None offered at this time.

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

### **A. Public Hearing – Special Land Use – Silver Vista LLC Self-Service Storage Units.**

Documents provided to the Commission for this public hearing include; (1) a Planning and Zoning Review by Z/A Robert Toland, dated August 16, 2016, discussing this proposed project, (2) a site plan for Nunica Storage, by Driesenga & Associates, Inc., Job #1610336.1A, dated October 31, 2016, by JMT, including construction details, (3) Proposed tenant restrictions, dated November 4, 2016, by Steve Krommendyk, Rob VanderVennen, and Dale VanderVennen, (4) a Crockery Township Zoning Application, dated November 4, 2016, signed by Rob VanderVennen, (5) a review by Kevin S. Kieft, P. E., for Prein & Newhof, dated November 10, 2016, discussing this proposed project, (6) a brief overview of the proposed project, undated, by Rob VanderVennen, Dale VanderVennen, and Steve Krommendyk, (7) an e-mail communication by Rob VanderVennen, dated August 8, 2016, to Z/A Toland, regarding the application process, (8) an aerial of the Nunica Drain by Prein & Newhof, showing an area of concern related to this project, and (9) an aerial of Parcel #70-04-23-100-016 and surrounding parcels, by Ottawa County GIS.

Commissioner Roy Holmes made a **motion** to un-table this matter (tabled at the October 18, 2016 session) for this (tonight's) public hearing. A 2<sup>nd</sup> was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

Silver Vista LLC partners, Rob VanderVennen, Dale VanderVennen, and Steve Krommendyk, were present for this hearing.

Chairman Bill Sanders opened the public hearing.

Z/A Toland provided a lead into the hearing by reviewing his Planning and Zoning Review comments, as well as, issues pointed out by Prein & Newhof, engineers for the Township.

The Commission discussed the site plan for Nunica Storage at length with the applicants. The Commission felt several issues required more information, including (1) the Ottawa County Road Commission application, (2) the Ottawa County Water Resources application for both (a) soil erosion and (b) site drainage permits, (3) lighting applications, (4) and a project review by Township Fire Chief Gary Dreyer (which will be sought out by the Township).

Other issues discussed included (coniferous) screening plantings, signs, electrical access methods, building design, layout, approved building materials, and colors.

No public comments were offered. No members of the public were present, apart from the applicants.

After all parties were heard and all discussions complete, Commissioner Rich Suchecki made a **motion** to table this matter, for further information, until the December 20, 2016, Regular Planning Commission Meeting. A 2<sup>nd</sup> was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

**Agenda Item 8. Presentations.**

Z/A Toland provided the Commission with further information on the MMMA, by Attorney James R. Brown, for further study.

Z/A Toland provided the Commission with Draft No. 2, proposed Zoning Ordinance Amendments – Signs, for study and review.

**Agenda Item 9. Discussion Items**

None.

**Agenda Item 10. Adjournment**

A **motion** to adjourn was made by Commissioner Mike Munch at 9:18 P.M. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary  
Crockery Township Planning Commission

Next Meetings:       Regular Session(s) – December 20, 2016  
                              Special Session(s) - TBD