

Crockery Township

Regular Planning Commission Meeting

October 21, 2014

(Approved)

Chairman Bill Sanders called the October 21, 2014, Regular Planning Commission Meeting to order at 7:28 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 September 30, 2014, Special 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

None.

Item 5. Communications

None.

Agenda Item 6. Public Comment

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

Agenda Item 7. Action Items

A. Magnum Coffee – Site Plan Review.

Documents provided to the Commission for this review include; (1) a Planning and Zoning Review by Z/A Toland, dated October 21, 2014, for L & K Coffee Company (Magnum Coffee), 16828 Cleveland Street, parcel #70-04-16-300-022, (2) a memo from Chief Dreyer to Z/A Toland, dated October 21, 2014, reviewing Fire Department issues for Magnum Coffee expansion, (3) a review by Kevin S. Kieft, P.E, for Prein & Newhof, dated October 8, 2014, (4) a project narrative, dated April 1, 2010, revised August 25, 2014, by DDG/kn, (5) a Crockery Township Zoning Application, signed by Mark Steadman, and dated September 19, 2014, for a 43,200 sq. ft. expansion of Magnum Coffee, (6) a site plan by Exxel Engineering, Inc., 5252 Clyde Park, S. W., Grand Rapids, Michigan, dated March 29, 2010, drawn by MK, File # 101143E.

Mr. Mark Steadman, General Manager for Magnum Coffee (L & K Coffee Company) and Mr. Douglas Stalsonburg of Exxel Engineering, Inc., were present for this review.

Mr. Toland provided a lead-in to this review reminding the Commission this proposed project has been in the works since 2010. Mr. Toland stated Magnum Coffee is proposing a 43,200 sq. ft. addition to their existing building, located at 16828 Cleveland Street, and gave an overview of the plan. The expansion will largely be warehousing and shipping/receiving facility, with the existing structure being utilized for expanded operations of the plant.

Chairman Bill Sanders granted a request by Commissioner Roy Holmes to be excused from the Commission panel for this review. Commissioner Holmes owns property adjacent to Magnum Coffee, which Magnum Coffee holds an option to buy, as a result of this proposed expansion. Mr. Holmes took a seat in the public gallery for this discussion.

The Commission, representatives of Magnum Coffee, and Mr. Toland engaged in a lengthy and detailed review of the site plan and proposed details of the expansion. Chief Dreyer's memo was discussed and the details were agreed to by Mr. Steadman (Note: Hammer head turn-around officially approved on site plan). Storm water drainage was discussed and is planned to be diverted to a pond, largely located on Mr. Holmes property, which Magnum Coffee has an option to buy. The building footprint, setbacks, parking, traffic - to include ingress/egress (including emergency vehicles), and soil erosion protections were also discussed. The existing septic system will continue to be utilized as no additional employees are expected to be hired in the near future (due to this expansion).

After all discussion was complete and all parties heard, Commissioner Jon Overway made a **motion** to approve the site plan, with the following contingencies; (1) the conditions specified by Chief Dreyer in his memo of October 21, 2014, will be agreed/adhered to, (2) a soil erosion and sedimentary permit will be supplied to the Township, (3) the utilities easement will remain in place (regardless of any future decisions affecting private street or driveway solutions), and (4) the acquisition of additional property to include the retention pond for storm water diversion or a (legally binding) agreement for such property use. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved.

Commissioner Roy Holmes returned to his position on the Commission panel.

B. Schmidt – Special Land Use – Resolution of Intent to Hold a Public Hearing.

Thomas and Theresa Schmidt have made a request for a Special Land Use permit to allow use of an accessory building (barn) for special events and sales, catering, banquet, and reception gatherings, to occur on his property, located at 9720 Cleveland Street, parcel # 70-04-24-200-004.

Commissioner Roy Holmes made a **motion** to hold a Public Hearing in this matter on Tuesday, November 18, 2014, at 7:30 P.M., at the Township Hall. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

Preliminary documents provided in this matter include; (1) a Crockery Township Zoning Application signed by Thomas Schmidt, dated September 30, 2014, (2) a sketch plan, (3) a project overview, (4) a color aerial of parcel #70-04-24-200-004, and (5) example pictures of similar operations.

C. Groenink – Site Plan Amendment.

Documents provided to the Commission for this review include; (1) an amended site plan.

Mr. John Groenink wishes to modify his existing, approved site plan for a (fertilizer) warehouse building by the addition of a cement walkway/apron around the structure, drainage measures, the use of slag instead of grass (on the east and northwest areas immediately adjacent to the building), and installing a 6 foot privacy fence on the west side of the structure, running east-west, immediately north of the septic field area. The fence is to replace initially approved plantings for screening. Employee parking may occur on the north side of this fence (slag area).

Mr., John Groenink, Mr. Jay Groenink, Mr. John Tiles, and Mr. Lloyd Miller were present for this review.

The Commission reviewed the site plan amendments in detail. Mr. Miller, who is the neighbor immediately west of the Groenink property (where the construction is occurring), is supportive of the fence proposal. The plantings would obstruct the ability to gain access to his back yard by vehicles, if necessary. John and Jay Groenink, Mr. Miller, and Mr. Tiles answered all questions to the satisfaction of the Commission.

After all parties were heard and the discussion complete, Commissioner Ryan Arends made a **motion** to approve the amendments to the approved site plan for the construction of a (fertilizer) warehouse on the Groenink property. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Agenda Item 8. Presentations.

None.

Agenda Item 9. Discussion Items

None.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Rich Suchecki at 9:06 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 - November 18, 2014
 Special Session - TBD