

Crockery Township

Regular Planning Commission Meeting
September 18, 2018
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:28 PM. Roll call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, Mike Munch, and Roy Holmes present. Z.A. Robert Toland was also present for this meeting.

There was one person in the public gallery.

Agenda Item 2. Approval of the Agenda

Approved as submitted.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the August 21, 2018 Regular Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Rich Suchecki. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

Agenda Item 4. Announcements

Commissioner Rich Suchecki advised the Board did discuss matters related to I-1 zoning and the recent actions taken by the Planning Commission regarding I-1 zoning. Commissioner Suchecki advised he would elaborate during the related action items of this session.

Agenda Item 5. Communications

Chairman Bill Sanders advised he had received a letter from Supervisor Leon Stille, dated September 12, 2018, addressed to the Chair (Sanders) and Planning Commission members, explaining the Boards recent actions regarding the I-1 rezoning requests.

Agenda Item 6. Public Comment

No public comments were offered at this time.

Agenda Item 7. Action Items

A. Sky High LLC – Rezoning – Public Hearing.

The Planning Commission has received a request from Sky High LLC to rezone parcel number 70-04-15-400-018 (1.15 acres), located at 16905 Main Street from C-1 Neighborhood Commercial to I-1 Light Industrial.

Documents received by the Planning Commission for this hearing include; (1) a Planning and Zoning Review by Z/A Toland, dated September 18, 2018, discussing this proposed rezone, (2) a colored aerial of the parcel (018) and surrounding properties by Ottawa County GIS, and (3) 125.3405 Use and development of land as condition to rezoning. Section 405.

Mr. Mark Schroeder, Versatile Wood Solutions, was present for this hearing.

Chairman Sanders opened the public hearing in this matter.

Mr. Toland reviewed the information found in his Planning and Zoning Review, describing the current structures on the lot, the nature of the surrounding parcels (use and zoning), the future land use recommendation (Master Plan) of I-1, and that the rezone request was consistent with the Master Plan, however, the Board suggested the Planning Commission revisit the objectives for this area.

Chairman Sanders provided a letter to the Commission written by Supervisor Leon Stille, dated September 12, 2018, addressed to Chairman Sanders and the Planning Commission members. The letter indicated parcel #70-04-15-400-008, one of two parcels Mr. Schroeder had previously asked to rezone to I-1 (August, 2018) and also located on Main Street, was put on hold. The Board would prefer Mr. Schroeder consider conditional rezoning measures for this lot. In this letter the Board also suggested the Planning Commission revisit the future land use (Light Industrial) recommendation for this area of Main Street.

Commissioner Suchecki advised Mark Schroeder's son, Jack Schroeder, was present at their most recent Board meeting and discussed and heard the Board's position.

Mr. Toland provided a document to the Commission regarding conditional rezone requests. Mr. Toland advised conditional zoning may be the most expedient method applied to this matter.

Mark Schroeder advised the Commission he has based his business decisions to expand Versatile Wood Solutions, in part, on previous advice from Township officials and the content of the Master Plan (future land use), including acquisition of property on Main Street. Mr. Schroeder stated he understands the aspect of conditional rezoning, however, he feels that may be an over-reach by the Township. Mr. Schroeder further he stated to the Commission he has proceeded under the current rules set forth by the Township and feels the recent change of support for the I-1 designation is unwarranted.

Mark Schroeder advised the Commission he would like the Commission to proceed in hearing his request and that he does not plan on presenting a conditional rezone request at this time. Mr. Schroeder also made a point of stating it is important to the expansion of his business that he acquire property properly zoned for his expansion, but that does not mean he has immediate plans to expand on these specific properties, which makes a conditional request impossible at this time.

After considerable discussion with Mr. Schroeder, Chairman Sanders closed the public hearing.

The Commission further discussed the proposal weighting the Board's position, Mr. Schroeder's comments, and the current Master Plan recommendation. Commissioner Meekhof pointed out the proposed rezone to I-1, with a residential dwelling in place, may further exacerbate the legal non-conforming status (make it more non-conforming). Commissioner Meekhof felt the remedy would be to demolish the dwelling prior to the rezone request.

After all parties were heard and all discussion complete, Commissioner Jon Overway made a **motion** to recommend to the Township Board that parcel #70-04-15-400-018, located at 16905 Main Street, be approved for rezone from C-1 Neighborhood Commercial to I-1 Light Industrial. A 2nd was offered by Commissioner Roy Holmes. There were six "aye" votes, and one "nay" vote, with Commissioner Meekhof dissenting. The motion passes by a majority vote of the Commission.

B. Sky High LLC – Site Plan review.

The Planning Commission has received a request from Sky High LLC to construct a 4,400 square foot storage building on parcel number 70-04-15-400-037 (4.6 acres), located at 11335 Apple Drive. This property was recently rezoned to I-1 Light Industrial.

Documents received by the Planning Commission for this hearing include; (1) a Planning and Zoning Review by Z/A Toland, dated September 18, 2018, discussing this proposal, (2) a colored aerial of the parcel (037) and surrounding properties by Ottawa County GIS, (3) a review by Kevin S. Kieft, P.E., Prein & Newhof, engineers for the Township, dated September 10, 2018, discussing this proposal, (4) a site plan by Rooks Architecture, VanDyke Street, Conklin, Michigan, 49403, 616 899-5402, date illegible, and (5) a computer sketch of present structures on the parcel.

Mr. Mark Schroeder, Versatile Wood Solutions, was present for this hearing.

Mr. Toland provided a lead-in to the discussion reviewing issues listed in his Planning and Zoning Review and issues commented upon by Prein & Newhof.

Mr. Schroeder indicated he wanted to expand his storage capability and would essentially be connecting two existing buildings, found at the north end of this property, by building between the two. Mr. Schroeder advised the proposed building would be open and accessible to the existing structure on the west, but walled off to the existing structure to the east.

The Commission reviewed the site plan, including issues of height, color, signage, plumbing, lighting, and drainage, amongst other factors. It was noted by connecting all the structures Mr. Schroeder would likely have to install a fire suppression system, or add a fire wall, or comply with spacing. Mr. Schroeder advised he would opt for the fire wall if needed,

Mr. Schroeder will have to add two parking places to the plan, which he has space for and can show on the site plan.

The Commission also pointed out the proposed building does not meet the required set-back from the north property line. The Commission advised this is an issue to take forward to the Zoning Board of Appeals, if Mr. Schroeder wishes to move forward on the project.

The Commission also believes the drainage proposed by Mr. Schroeder should be commented on/reviewed by the Ottawa County Water Resources Office and the documentation provided to the Township.

Mr. Schroeder asked the Commission to consider approving the project, contingent on providing the parking spaces on the site plan, Water Resource approval, and a successful dimensional variance from the ZBA. Mr. Schroeder's request was primarily based on getting the project started ahead of winter conditions. The Commission debated this position, but the majority of the Commission did not wish to proceed with a conditional approval ahead of a ZBA hearing. This position was taken to avoid undue influence that may be applied to the ZBA. Commissioner Holmes was supportive of the weather argument, however, the majority of the Commission remained unconvinced.

After all parties were heard and all discussion complete, Commissioner Jon Overway made a **motion** to table this issue pending a revised site plan (parking), approval of drainage system by Ottawa County Water Resources Office, and a decision on a dimensional variance by the ZBA. A 2nd was offered by Commissioner Mike Munch. There were six "aye" votes, and one "nay" vote, with Commissioner Holmes dissenting. The motion passes by a majority vote of the Commission.

C. Cantu – Rezoning – Resolution to set the date for a Public Hearing.

Mr. Robert Cantu has made a request to rezone parcel #70-04-36-400-013 (10.2 acres), located at 14494 96th Avenue, from Ag-2 Rural/Agricultural Preservation to R-1A Rural Estates. This request is consistent with the Township's Master Plan (for future land use).

Commissioner Dave Meekhof made a **motion**, via resolution, to hold a public hearing in this matter on Tuesday, October 16, 2018, at 7:30 P.M., at the Township Hall. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously passed by the Commission.

Agenda Item 8. Presentations

None.

Agenda Item 9. Discussion Items

- A. Performance Standards – Revise Article 12 PUD.

Mr. Toland advised the Commission to further study this draft for future discussion.

- B. Southwest Quadrant Sub Plan – Draft.

No discussion.

- C. New I-2 Heavy Industrial District.

The Commission reviewed the draft document, Article 11A, I-2 Heavy Industrial District. The Commission recommended several changes to the draft. Mr. Toland will update the draft for further consideration.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Roy Holmes at 10:22 PM. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Regular Meeting – October 16, 2018