

Crockery Township

**Regular Planning Commission Meeting**  
**September 19, 2017**  
**(Approved)**

Chairman Bill Sanders called the Regular Planning Commission Meeting to order at 7:33 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 were approximately ten interested persons seated 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 15, 2017, 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 Roy Holmes. The motion was unanimously approved.

**Agenda Item 4. Announcements**

Commissioner Rich Suchecki advised the Board was considering improvements to the pavilion in the recreation area.

**Agenda Item 5. Communications**

None.

**Agenda Item 6. Public Comment**

None offered at this time.

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

### **A. Arens – Rezoning – Public Hearing.**

Documents provided to the Commission for this public hearing include; (1) a Planning and Zoning Review by Z/A Toland, dated September 19, 2017, discussing a rezone request for Parcel #70-04-22-400-005, (2) a color aerial showing the subject parcel and surrounding parcels, (3) a topographical map of the subject parcel and surrounding parcels, and (4) a topographical map of the subject parcel with dimensions of the contours.

The Planning Commission has received a request from Ms. Sandra M. Arens to rezone parcel #70-04-22-400-005, 20.329 acres in size, located on 112<sup>th</sup> Avenue, from Ag-1 Agricultural and Open Space to R-2A Low Density Single-Family Residential, which is consistent with the Township's Master Plan.

Ms. Arens was present at this session.

Chairman Bill Sanders opened the public hearing.

Mr. Toland provided a lead-in to this hearing by reiterating his Planning and Zoning Review (document) and advising Ms. Arens request for a rezone is in-line with the Township's Master Plan. Mr. Toland indicated approximately 12-13 acres of the parcel is high ground with the rest being marsh or heavily sloped.

Mr. Joe Hitchings, who owns an adjacent property to the south, asked how many houses Ms. Arens plans to put on the parcel and that the property would not perk.

Mr. Gordy Constantine, Leonard Road, questioned the concept of one-acre parcels due to the heavy soils, and felt one-acre parcels are more equitable where sewer and water are present.

Mr. Mike Morden, who owns an adjacent property to the north, asked if Ms. Arens had obtained a septic permit, as his property will not perk

Erik Erhorn also questioned the one-acre lot concept and advised there is still valuable agricultural land in the vicinity.

Ms. Arens advised the R-2A zoning would allow her design flexibility and that she had been in touch with the County regarding allowed septic plans.

The public gallery and the Commission engaged in a lengthy conversation regarding the Master Plan and the reasoning for land use in the affected area. Chairman Sanders advised the public gallery the focus is on the request is for a rezone and does not address specifics of a potential development.

After all those present were given a chance to voice their opinion, Chairman Sanders closed public commentary.

The Commission felt Ms. Arens request was appropriate and that the rezone request was in-line with the Master Plan future land use approved by the Township.

After all interested parties were heard **a motion** was made by Commissioner Dave Meekhof to recommend to the Township Board that parcel #70-04-22-400-005 be approved for rezoning to R-2A Low Density Single-Family Residential. A 2<sup>nd</sup> was offered by Commissioner Ryan Arens. The motion was unanimously approved by the Commission.

#### B. Section 22 – Rezone – Public Hearing.

Documents provided to the Commission for this public hearing include; (1) a Planning and Zoning Review by Z/A Toland, dated September 19, 2017, discussing this proposed rezone, and (2) several enlarged maps of the area, showing the parcels affected by the proposal and surrounding parcels.

The Planning Commission has determined, on its own initiative, to rezone a number of parcels (24 +/-) in Section 22 from Ag-1 Agricultural and Open Space or R-1 Low Density Single-Family Residential to R-2A Low Density Single-Family Residential, which is consistent with the Township's Master Plan. These parcels are largely located along the northside of Leonard Road, east of 120<sup>th</sup> Avenue and up to 112<sup>th</sup> Avenue, and north along 112<sup>th</sup> Avenue. These parcels range in size from 1.0453 acres to 13.0613 acres. The total area of this proposed rezone is approximately 130 acres.

Chairman Bill Sanders opened the public hearing.

Mr. Toland provided a lead-in to this hearing by reiterating his Planning and Zoning Review and provided a comparative table regarding lot set-back, conforming lot sizes, accessory building allowances, keeping of animals, amongst other pertinent information, in this matter. Mr. Toland noted this proposed rezone by the Commission is in-line with the Township's Master Plan.

Mr. Gordy Constantine questioned the one-acre minimum lot size and wondered if a Rural Estates zoning (5 Acre minimum) would not be a better fit. Mr. Constantine also felt, without sewer and water, one-acre parcels were not practical given the clay ground.

Erik Erhorn also questioned the one-acre minimum and asked when in the future would these homes be built.

Most of the land owners present, including Mike Wordon, Erik Erhorn, Gordy Constantine, Fred Hudson had numerous questions concerning the rezone. Generally speaking, the members of the public present, did not support the rezone to R-2a.

After all interested persons present were heard, Chairman Sanders closed public commentary.

The Commission explained the rezone proposal was an opportunity to bring all the parcels specified into conforming status, without cost to the individual owners. The Commission advised a Rural Estates designation would still leave many of the parcels non-conforming, which the Commission felt was unacceptable. The Commission also felt the R-2A zoning may provide some flexibility to property owners. The Commission explained future land use concepts and stated Master Plans are usually updated every five years.

After hearing the opinion of the public present, the Commission felt only three parcels might be brought forward for rezone to R-2A at this time. Two parcels owned by Mrs. Holmes (012, 013) and Mr. Hitching's property (014), all of which are located near 112<sup>th</sup> and Leonard Road, and are adjacent to one another.

After all interested parties were heard a **motion** was made by Commissioner Rich Suchecki to recommend to the Township Board that parcels #70-04-22-400-012, #70-04-22-400-013, and #70-04-22-400-014 be approved for rezoning to R-2A Low Density Single-Family Residential. A 2<sup>nd</sup> was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

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

The Planning Commission has received a request from Tammy Lemmen to rezone parcels #70-04-14-400-005 (32.32 acres) and #70-04-14-300-025 (17.03 acres) located at 10669 Cleveland Street, from R-1 Low Density Single-Family Residential to Ag-2 Rural/Agricultural Preserve. This request is consistent with the Township's Mater Plan.

Commissioner Ryan Arends made a **motion**, via resolution, to hold a public hearing in this matter on Tuesday, October 17, 2017, at 7:30 P.M., at the Township Hall. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

D. Vargo – Planned Mineral Removal – Resolution to set a date for a Public Hearing.

Documents provided to the Commission for this action include; (1) a color aerial of Parcel #70-04-30-100-028 and surrounding parcels, and (2) a site plan by CJD Farm Consulting, Inc., 4328 3 Mile Road, NW, #300, Grand Rapids, Michigan, by Dan Wierenga, dated May 25, 2017.

The Planning Commission has received a request from Chris Vargo for a Special Land Use permit for a Planned Mineral Removal on parcel #70-04-30-100-028 (13.18 acres) located at 15718 144<sup>th</sup> Avenue. This parcel is currently zoned Ag-2 Rural/Agricultural Preservation.

Commissioner Rich Suchecki made a **motion**, via resolution, to hold a public hearing in this matter on Tuesday, October 17, 2017, 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.

E. Grow Blue – Planned Mineral Removal – Resolution to set a date for a Public Hearing.

Documents provided to the Commission for this action include; (1) a Hydrogeological Certification – Groundwater Impact Analysis, by Lakeshore Environmental, Inc., 803 Verhoeks Street, Grand Haven, Michigan, 49417, authored by Nathan C. Koella, EIT, Environmental Engineer, with attachments, and (2) a site plan by Top Grade Aggregates LLC, 12501 Taft Street, Nunica, Michigan, dated March 17, 2017.

The Planning Commission has received a request from Top Grade Aggregates LLC, on behalf of Grow Blue LLC, for a Special Land Use permit for a Planned Mineral Removal on parcels #70-04-04-100-018 and #70-04-04-300-007 (total of 163.3 Acres) located at 12601 Taft Street. This parcel is currently zoned Ag-2 Rural/Agricultural Preservation.

Commissioner Ryan Arends made a **motion**, via resolution, to hold a public hearing in this matter on Tuesday, October 17, 2017, at 7:30 P.M., at the Township Hall. A 2<sup>nd</sup> was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

**Agenda Item 8. Presentations**

Mr. Toland and the Commission continued to discuss proposed zoning amendments regarding Solar Energy Facilities. The Commission offered a number of suggestions. Draft to be reviewed by the Township's attorney for comment.

The Commission also discussed the Township's proposed Medical Marijuana regulations, including allowing such use in the industrial zoning district, rather than agricultural districts. Mr. Toland will update the draft and present at the next opportunity. Mr. Troy Winegar was present and advised he represents a number of investors who are interested to know the Township's regulations as soon as they become available.

**Agenda Item 9. Discussions**

Mr. Toland brought forth a zoning map proposal, for discussion only, to provoke thought on how areas are currently zoned and how they might be considered for change, based on current conditions and suggested future use. The Commission will discuss these ideas at future sessions.

Mr. Toland also provided several proposed definition changes for study.

**Agenda Item 10. Adjournment**

A **motion** to adjourn was made by Commissioner Mike Munch at 10:13 PM. 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 Regular Meeting – October 17, 2017