

**Crockery Township**

**Regular Planning Commission Meeting**

**May 20, 2014**

**(Approved)**

Chairman Bill Sanders called the May 20, 2014, Regular Planning Commission Meeting to order at 7:33 P.M. Roll-call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, and Roy Holmes present. Z/A Toland was also present for this session.

Commissioners Rich Suchecki and Mike Munch were 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 22, 2014, Special Planning Commission Meeting. A motion was made to approve the minutes, as written, by Commissioner Dave Meekhof. A 2<sup>nd</sup> was offered by Commissioner Ryan Arends. The motion was unanimously approved.

**Agenda Item 4. Announcements**

None.

**Item 5. Communications**

None.

**Agenda Item 6. Public Comment**

No general public comments were offered at this time.

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

### **A. Achey Pond SLU – Public Hearing.**

Documents provided to the Commission for this public hearing include; (1) Review comments by Kevin S. Kieft, P.E., of Prein & Newhof, dated May 12, 2014, (2) a Crockery Township Zoning Application, signed by Ross Hirdes, contractor for Elias Achey, dated April 11, 2014, requesting permission to construct a pond on Parcel #70-04-14-300-031, (3) a memo from Ottawa County Soil Erosion & Sedimentation Control, signed by Jon Braxmaler, dated April 9, 2014, indicating a SESC permit would not be required, (4) a sketch by Nederveld, project #13200565, dated May 22, 2013, showing proposed pond and spillway location, proposed home location, existing buildings, railroad bed, and driveway, pond spoils area, amongst other detail, (5) a sketch of the proposed pond cross-section, and (6) a sketch and written pond description by Outdoor Design, 5265 128<sup>th</sup> Avenue, Holland, Michigan, undated.

Mr. Elias Achey was present for this public hearing.

Mr. Toland provided a lead-in to the hearing, indicating the proposed pond is kidney shaped and approximately 100' X 300', or about  $\frac{3}{4}$  of an acre in size. The volume to be removed is approximately 275,000 cubic feet and will remain on-site. The depth is proposed at 15-16'.

Mr. Achey indicated the pond is intended for recreational use, including fishing. The pond basin is clay and no liner will be used. Mr. Achey intends to fill the pond utilizing water from his well. Mr. Achey stated the material excavated from the pond site will remain on his property, perhaps being used to build a moto-cross track.

Mr. Achey will see the pond is constructed to Crockery Township standards, including the required slopes. Mr. Achey indicated the island shown on the sketch plan would not be built as a feature of the pond. Mr. Achey does not intend to utilize a pipe out-flow feature, but rather an earthen spillway to bleed-off excess pond water, should it occur.

The Commission did not feel the pond needs to be fenced, due to the location on the Achey property and the distance from other residential dwellings.

After all discussion was complete and all parties heard, Commissioner Jon Overway made **a motion** to approve the pond as presented, with the exception of the proposed island, which will not be constructed as a part of the pond. A 2<sup>nd</sup> was offered by Commissioner Ryan Arends. The motion was unanimously approved.

B. Bramer Pond SLU – Resolution of Intent to Hold a Public Hearing.

The Commission has received a request from Richard Bramer for a Special Land Use permit to construct a 10,000 square foot pond on Parcel #70-04-03-300-010, located at 11869 Taft Street, which is zoned Ag-2.

**A motion** was made by Commissioner Ryan Arends to hold a public hearing in this matter on Tuesday, June 17, 2014, 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.

**Agenda Item 8. Presentations.**

Mr. Toland provided the Commission with a draft of Article 25, Zoning Board of Appeals, for review. The Commission and Mr. Toland discussed the draft and several suggestions were made concerning the language. Mr. Toland will further refine the draft based on the suggestions offered.

**Agenda Item 9. Discussion Items**

Mr. Toland is preparing further language regarding Warehouse/Distribution, and Commercial Zoning Districts. TBD at the next opportunity.

**Agenda Item 10. Adjournment**

**A motion** to adjourn was made by Commissioner Roy Holmes at 8:52 P.M. A 2<sup>nd</sup> was offered by Commissioner Dave Meekhof. The motion was unanimously approved.

Respectfully Submitted,  
Jon C. Overway, Secretary  
Crockery Township Planning Commission

Next Meetings:       Regular Session - June 17, 2014  
                              Special Session - TBD