

Crockery Township

Regular Planning Commission Meeting

October 15, 2013

(Approved)

Chairman Bill Sanders called the October 15, 2013, Regular Planning Commission Meeting to order at 7:33 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 17, 2013, Regular Planning Commission Meeting. Commissioner Dave Meekhof made a motion to accept the minutes as written. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

Agenda Item 4. Announcements

None.

Item 5. Communications

None.

Agenda Item 6. Public Comment

Chairman Bill Sanders asked for public comment. No public comments were offered.

Agenda Item 7. Action Items

A. Ball – Rezoning – Resolution of Intent.

Mr. Scott Ball has requested two of his properties, a twenty acre parcel and (what will be) an eleven acre parcel, be rezoned from R-1 Low Density Single-Family Residential to AG-2 Rural Agricultural Preservation. Mr. Ball's two properties are located on 144th Avenue, near State Road.

Mr. Ball, who was present at this meeting, indicated he farms hay and grain crops on these two parcels. Mr. Ball indicated he would like to build a structure to store his farm machinery in, keeping his equipment out of the weather. Mr. Ball is presently affected by the R-1 zoning restrictions for accessory buildings, which prevent him from further construction/expansion (of accessory buildings) on his property. Mr. Ball is requesting the (AG-2) zoning change, which expands the square footage allowance, as applied to accessory buildings.

The Commission further discussed adding additional, adjacent large acre properties to this rezone request. The Commission determined there are four additional properties that should be considered for rezoning (to AG-2), along with Mr. Ball's request.

After all discussion was completed, **a motion** was made by Commissioner Ryan Arends to hold a public hearing in this matter, a request to rezone Mr. Ball's two properties, as well as four additional, adjacent properties, from R-1 to AG-2, on Tuesday, November 12, 2013, at 7:30 P.M., at the Township Hall. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

B. Howe – Special Land Use – Resolution of Intent.

Ms. Jeanne Howe, who owns parcel #70-04-31-300-015, a one acre property located at 14610 144th Avenue, has applied for a SLU for operation of a home occupation in an accessory building. The property is currently zoned R-2 Medium Density Residential.

Ms. Howe was present for this session and indicated she would like to establish a home décor business, as well as provide a venue for designers to display their talent. Ms. Howe intends to utilize an existing accessory building for this purpose.

After all discussion was completed, a motion was made by Commissioner Rich Suchecki to hold a public hearing in this matter, a request to operate a home occupation in an accessory building,

on Tuesday, November 12, 2013, at 7:30 P.M., at the Township Hall. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

Agenda Item 8. Presentations.

A. Master Plan.

The Commission discussed Supervisor Stille's letter to the Chairman (Planning Commission), dated September 24, 2013, stating a concern regarding the proposed future land use map. The Commission will seek further input from the Board regarding their thoughts on this matter.

Agenda Item 9. Discussion Items

A. Change in November meeting date.

The Regular Planning Commission Meeting for the month of November will be held on November 12, 2013, at 7:30 P.M., at the Township Hall.

Agenda Item 10. Adjournment

A motion to adjourn was made by Commissioner Dave Meekhof at 9:02 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 12, 2013**
 Special Session - TBD