

Crockery Township

Regular Planning Commission Meeting

December 10, 2013

(Approved)

Chairman Bill Sanders called the December 10, 2013, Regular Planning Commission Meeting to order at 7:34 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 November 12, 2013, Regular Planning Commission Meeting. Commissioner Dave Meekhof requested a language change to correctly state his motion, and his subsequent amended motion, regarding the Howe SLU proposal. Commissioner Meekhof also pointed out a minor grammatical error on page seven, which was corrected. A motion was made by Commissioner Mike Munch to approve the minutes with the corrections suggested by Commissioner Meekhof. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved.

The Commission also reviewed the minutes from the November 26, 2013, Special Planning Commission Meeting. A motion was made to approve the minutes, as written, by Commissioner Dave Meekhof. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Agenda Item 4. Announcements

None.

Item 5. Communications

None.

Agenda Item 6. Public Comment

No public comments were offered at this time.

Agenda Item 7. Action Items

A. Ball/Section 7 properties – Rezoning – Intent to Hold a Public Hearing.

Edward C. Smith Sr. and Jean Smith have asked to have their property, located at 17971 Downyberry Lane (parcel # 70-04-07-400-049), be included in the proposed rezoning of several large properties, found in section 7 of Crockery Township, from R-1 Low Density Single-Family Residential to AG-2 Rural/Agricultural Preservation.

A motion was made by Commissioner Ryan Arends to hold a public hearing in this matter on Tuesday, January 21, 2014, at 7:30 P.M., at the Township Hall. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved.

B. Reconsider the M-104 Corridor Overlay District – Rezone - Intent to Hold a Public Hearing.

The Township Board has requested to rezone certain properties, located on Cleveland Street east of I-96 and up to 112th Avenue, eliminating these properties from inclusion in the M-104 Corridor Overlay District.

A motion was made by Commissioner Dave Meekhof to hold a public hearing in this matter on Tuesday, January 21, 2014, at 7:30 P.M., at the Township Hall. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

C. Lee Rezoning – Intent to Hold a Public Hearing.

Marcus Lee, who owns property located at 13625 Cleveland Street (parcel #70-04-18-400-008) has requested a portion of his property be rezoned from R-1 Low Density Single-Family Residential to C-1 Commercial.

A motion was made by Commissioner Rich Suchecki to hold a public hearing in this matter on Tuesday, January 21, 2014, at 7:30 P.M., at the Township Hall. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved.

Agenda Item 8. Presentations.

A. Hortech – Expansion of Operations.

Mr. Dave MacKenzie and Mr. Chris Howe appeared before the Commission to discuss the potential expansion of Hortech operations at their Cleveland Street site.

Mr. MacKenzie indicated Hortech is considering consolidating its Green Roof and Green Wall operations at their Cleveland Street site, which are currently performed in Spring Lake Township. The Green Roof operation includes assembly of a 1' X 2' cement paver and base, which requires a redi-mix delivery, and the Green Wall operation is largely warehousing components of the wall systems.

Mr. MacKenzie would propose two separate structures to house these operations. Each structure would have a footprint of approximately 100' X 175', with 16' high walls, and an over-all height of approximately 26'. Mr. MacKenzie would locate these facilities on his property in a manner that would least affect his neighbors, and has kept them informed of his intent.

The Commission reviewed the language found in Section 10, "CH Commercial Horticultural District", along with Mr. Toland, Mr. MacKenzie, and Mr. Howe. Several language changes were discussed related to assembly of products and set-backs. Mr. Toland will incorporate the suggestions into a draft for further review by the Commission.

Hortech's operations are presently carried out on several individual parcels, which the Commission and Mr. Toland may recommend be combined to better comply with the Township's zoning ordinance.

Agenda Item 9. Discussion Items

A. Master Plan.

The Commission reviewed the draft copy of the future land use map, which incorporated changes suggested by the Board. The Commission felt the map was ready for presentation.

Mr. Toland will prepare a resolution for a public hearing, regarding the Master Plan documents, to be acted upon during our January regular session. The public hearing date will be set for our special meeting at the end of February, 2014. In the interim, Mr. Toland will see the draft of the Master Plan is made available to the surrounding political jurisdictions and the County.

Agenda Item 10. Adjournment

A motion to adjourn was made by Commissioner Roy Holmes at 9:07 P.M. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

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

Next Meetings: Regular Session - January 21, 2014
 Special Session - TBD