

Crockery Township
Regular Planning Commission Meeting
June 19, 2012
(Approved)

Chairman Bill Sanders called the June 19, 2012, Regular Planning Commission Meeting to order at 7:33 P.M. Roll-call was taken with Dave Meekhof, Jon Overway, Bill Sanders, and Rich Suchecki present. Z/A Robert Toland and Attorney James R. Brown were present for this session. Commissioners Ryan Arends, Nancy Schindlbeck, and Dimitri Apostle were absent.

Agenda Item 2. Approval of the Agenda

Approved as stands.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the May 15, 2012, Regular Planning Commission Meeting. Commissioner Rich Suchecki made a motion to accept the minutes as written. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved.

The Commission also reviewed the minutes from the May 29, 2012, Special Planning Commission Meeting. Commissioner Dave Meekhof made a motion to accept the minutes as written. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved.

Agenda Item 4. Announcements

Commissioner Rich Suchecki advised Consumer's Energy will be installing "smart meters" in the Crockery Township area soon. The meters can be read remotely and the home owner may monitor their energy use if they desire. Home owners may opt-out if they so choose.

Item 5. Communications

None.

Agenda Item 6. Public Comment

No public comments were offered at this time.

Agenda Item 7. Action Items

A. Major Change to Site Plan- Allen Edwin Homes (Jamikey Lake PUD).

Documents provided to the Commission for consideration in this matter include (1) a memo from Mr. Toland to the Commission, dated June 19, 2012, providing a review, (2) a summary of issues by Kevin S. Kieft, P.E., of Prein & Newhof, addressed to Mr. Toland, dated June 14, 2012, (3) a summary of issues by Attorney James R. Brown, addressed to the Planning Commission, dated June 14, 2012, (4) a Crockery Township Zoning Application, requesting an amended site plan review, signed by Thomas M. Larabel, P.E. of Allen Edwin Homes, dated June 7, 2012, (5) a “red-lined” copy of the Amended and Restatement to the Declaration of Restrictive Covenants, and (6) an original signed copy of the proposed Amended and Restatement to the Declaration of Restrictive Covenants with attachments (Exhibits A, B, & C).

Mr. Thomas M. Larabel, P.E., Vice President of Engineering, for Westview Capital, LLC/Allen Edwin Homes was present for this hearing to represent the interests of his Company and to assist Coastal Real Estate Holdings, LLC (an apparent subsidiary of Macatawa Bank Corporation) in this matter.

In 2006 the Planning Commission approved an application by Steve Karell to develop property within the Township as an Open Space Development, which was known as Jamikey Lake. This development was subsequently turned over to Macatawa Bank Corporation by deed in lieu of foreclosure. Mr. Larabel indicated Allen Edwin Homes would like to partner with Coastal Real Estate Holdings LLC/Macatawa Bank Corporation in re-developing this open space PUD, which is now proposed to be called the Sandy Shores Lake Open Space Development.

The Commission, Mr. Brown, Mr. Toland, and Mr. Larabel engaged in a lengthy discussion regarding the language being offered in the Amendment and Restatement to the Declaration of Restrictive Covenants. This discussion included the proposed name change (to Sandy Shores Lake Open Space Development), a walking trail, lake regulations, open space easement regulations, building regulation, storage issues, private street regulations, landscape maintenance, Environmental Health Department approvals, and a lengthy discussion regarding the language applied to Parcel A.

The Commission pointed out the language found in the original covenant, which is proposed to be transferred into the new Covenant, regarding Parcel A, is in error. The statement found in Section 1 – Development, 1.01, “Parcel A may be further divided in the future at the discretion of the Developer”, in fact incorrect. The original approval for this development, obtained in 2006, and guided by the Open Space Development criteria, allowed for a total of 15 lots, including Lot A, Lot B, and lots 1-13. Mr. Brown suggested a change to Section 1 –

Development, 1.01, that would include the statement “Parcel A shall not be further divided, except in compliance with applicable Crockery Township Ordinance, Open Space Development, and State law”.

After all parties were heard and all discussion was complete Commissioner Jon Overway made a **motion** to approve the Resolution Approving First Amendments to Sandy Shores Lake Open Space Development (f/k/a Jamikey Lake Open Space Development), with noted corrections and amendments. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the Commission.

Agenda Item 8. Presentations.

None.

Agenda Item 9. Discussion Items

Mr. Toland provided the Commission with updated language regarding Chapter 7 – Zoning Plan, Industrial Business Types, and Swimming Pools for review and discussion at future meetings.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Rich Suchecki at 9:45 P.M. A 2nd 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 - July 17, 2012
 Special Session - None scheduled at this time