

**Crockery Township**

**Regular Planning Commission Meeting**

**May 21, 2013**

**(Approved)**

Chairman Bill Sanders called the May 21, 2013, Regular Planning Commission Meeting to order at 7:31 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 excused from attending 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 April 30, 2013, Special Planning Commission Meeting. Commissioner Rich Suchecki made a motion to accept the minutes as written. 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**

Mr. Chris Howe, representing Hortech, indicated their company wished to expand operations on-site (M-104 property), adding assembly/manufacturing operations, now performed at leased facilities (off-site). These operations include assembly/manufacturing of materials used in their “live wall” and “live roof” applications. Mr. Howe indicated this would require construction of two structures approximately 60’ X 160, in size, with 16’ walls, near M-104.

Mr. Howe was informed of the procedure and possible time-lines involved for consideration in this matter and referred to Z/A Toland for further information regarding this request.

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

### A. Retzlaff Pond – Special Land Use – Public Hearing.

Mr. Greg Retzlaff has made application to construct a (recreational, residential) pond on his property, located at 14154 Leonard Road, parcel #70-04-30-100-019. All material removed to create the pond will be utilized on-sight to support a building project.

Documents provided to the Commission for this public hearing include; (1) a Planning and Zoning Review by Z/A Toland, dated April 30, 2013, addressed to the Commission, (2) an aerial view of parcel #70-04-30-100-019 and surrounding properties, (3) a Soil Erosion and Sedimentation Control Permit (#7885), issued by the Ottawa County Water Resources Commissioner's Office, dated April 1, 2013, (4) a Michigan DEQ Notice of Authorization Permit (13-70-0004-P), dated May 3, 2013, and (5) a site plan by Exxel Engineering, Inc., 5252 Clyde Park, S.W., Grand Rapids, Michigan, Project #121915E, by JBD, dated January 4, 2013, with (3) attachments showing pond location, contours, and engineering.

Mr. Greg Retzlaff was present to represent his interests.

Chairman Bill Sanders opened the public hearing.

The Commission reviewed the documents provided and Mr. Retzlaff answered questions posed by the Commission. Mr. Retzlaff indicated all material will remain on-sight and be utilized in a building project presently in progress. The pond is intended to be recreational in nature and Mr. Retzlaff would like to stock it with fish in the future.

The Commission believes the pond meets construction standards set by the Township and complies with necessary set-backs. The Commission will waive the performance bond regarding the construction of the pond. Additionally, no fence will be required, due to the rural location of the property and very limited number of neighboring residents.

No public comment was offered during this session. (Mr. Howe, mentioned above, was the only other person present during the hearing).

After all interested parties were heard and all discussion was complete, Commissioner Mike Munch made **a motion** to approve the Resolution for a Special Land Use, as requested by Greg Retzlaff for a residential, recreational pond on his property, located at 14154 Leonard Road, parcel # 70-04-30-100-019, as shown on the site plan provided, with amendments waiving the performance bond and not requiring a fence around the pond. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

**Agenda Item 8. Presentations.**

None.

**Agenda Item 9. Discussion Items**

A. Master Plan.

Commissioner Rich Suchecki indicated the Board would like to have a recommendation on the Master Plan by their July session. The Commission indicated the request would likely be met, as the final pages of the draft will be reviewed at the May 28, 2013, Special Session.

**Agenda Item 10. Adjournment**

A **motion** to adjourn was made by Commissioner Roy Holmes at 8:17 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 18, 2013  
                              Special Session - May 28, 2013