

Crockery Township

Regular Planning Commission Meeting

September 17, 2013

(Approved)

Chairman Bill Sanders called the September 17, 2013, Regular Planning Commission Meeting to order at 7:30 P.M. Roll-call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Mike Munch, and Roy Holmes present. Z/A Toland was also present for this session.

Commissioner Rich Suchecki was absent.

Agenda Item 2. Approval of the Agenda

Approved as submitted.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the August 20, 2013, Regular Planning Commission Meeting. Commissioner Ryan Arends made a motion to accept the minutes as written. 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

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

Agenda Item 7. Action Items

A. Crockery Store and Lock – Site Plan Review.

Documents provided to the Commission for this public hearing include; (1) a review by Kevin S. Kieft P. E. of Prein & Newhof, dated September 9, 2013, addressed to Mr. Toland, (2) a Crockery Township Zoning Application signed by Roy A. Holmes, dated September 3, 2013, (3) a Planning and Zoning Review by Z/A Robert Toland, addressed to the Commission, dated September 17, 2013, (4) a color aerial view of parcel #70-04-22-200-018, showing existing structures and surrounding parcels, (5) a site plan by Stephen W. Parker, P. E., 3279 E. Laketon Avenue, Muskegon, Michigan, drawn by RJH, Project #R120201, dated August 30, 2013, and (6) an elevation and footprint design engineered by Tailored Building Systems/Pioneer Construction, 550 Kirtland, S. W., Grand Rapids, Michigan, drawn by T. Beltman, Project #13XXX, dated August 28, 2013.

Commissioner Roy Holmes was excused from the Commission panel by Chairman Sanders and took a seat in the public gallery. Mr. Holmes indicated he would like to add an additional storage facility to his existing storage operation, located at 11352 Cleveland Street.

The Commission, Mr. Toland, and Mr. Holmes reviewed and discussed the documents presented for review. The details of the site plan were acceptable to the Commission, with one exception. The location of Crockery Store and Lock, 11352 Cleveland Street, falls within the M-104 Corridor Overlay District, which requires a set-back of 110 feet (front the centerline of M-104/Cleveland Street). The site plan provided by Mr. Holmes indicates a set-back of 96 feet (from the centerline) for the proposed structure, which is consistent with the current set-back of storage buildings on the property. Mr. Holmes would like to maintain the 96 foot set-back for his proposed building.

The Commission determined it was not within their authority to grant a dimensional variance as requested (via site plan) by Mr. Holmes for the additional storage structure. Mr. Holmes was referred to the Township ZBA for this request.

Public comment was asked for by Chairman Bill Sanders. None was offered.

After all discussion was complete and all interested parties heard, **a motion** was made by Commissioner Mike Munch to approve the site plan, contingent upon approval from the Township's ZBA for a dimensional variance for the set-back of the proposed structure from 110 feet (from the centerline of Cleveland Street) to 96 feet (from the centerline of Cleveland Street). A 2nd was offered by Commissioner Ryan Arends. Commissioners Meekhof, Overway, Sanders, Arends, and Munch approved the motion. Commissioner Holmes abstained. Motion carried.

Agenda Item 8. Presentations.

None.

Agenda Item 9. Discussion Items

None.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Ryan Arends at 8:08 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 - October 15, 2013
 Special Session - TBD