

Crockery Township

Regular Planning Commission Meeting
July 17, 2018
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:33 PM. Roll call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, Roy Holmes and Mike Munch present. Z.A. Robert Toland was also present for this meeting.

Agenda Item 2. Approval of the Agenda

Approved as submitted.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the June 19, 2018 Regular Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Mike Munch. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Agenda Item 4. Announcements

Commissioner Rich Suchecki advised the Board was working on Fire Department facility issues, including exploring an addition to the (new) building, and the demolition of the (old) original building.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

Mr. Brian Paggeot, 12647 Taft Street, was present and indicated Top Grade Aggregates is allowing their customers to access the sand mining operation on the Grow Blue property via the driveway adjacent to his home. The Commission recalled this driveway was prohibited from use as a part of the mineral removal permit. Mr. Paggeot advised trucks from several companies, at least four in number, are coming in empty and using the prohibited driveway. Mr. Paggeot believes they are leaving via the authorized route. Mr.

Paggeot further advised his family has been driven inside by this violation of the permit due to the extensive dust that is raised by the entering trucks.

Mr. Toland advised he would prompt a response to Top Grade and Grow Blue to immediately cease this violation of the permit.

Agenda Item 7. Action Items

A. Boertman – Rezoning – Resolution of Intent to Hold a Public Hearing.

The Planning Commission has received a request from the David Boertman Living Trust to rezone 4.06 acres of parcel number 70-04-16-300-014, located at 12409 Cleveland Street, from I-1 Light Industrial to C-3 Highway Commercial.

Mr. Toland indicated this request is consistent with the Township’s Master Plan (future land use mapping).

Commissioner Ryan Arends made **a motion**, via resolution, to hold a public hearing in this matter on Tuesday, August 21, 2018, at 7:30 P. M., at the Township Hall. 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

A. Performance Standards – Revise Article 12 PUD – pages 18 – 27.

The Commission and Mr. Toland reviewed the draft of these revisions at length. The Commission made several recommendations for changes, modifications, and deletions to the draft document. Mr. Toland will prepare the document for further action.

B. Design and Construction Standards – Private Streets – New Section 8 Page 7.

The Commission reviewed the draft and found it to be largely acceptable, with only minor corrections. Mr. Toland will be preparing the document for further action.

C. Southwest Quadrant Sub Plan update – Sections 19-21, 28-33

The Planning Commission further discussed the draft, in particular the associated mapping, and how the plan may relate to the proposed Performance Standards (Item A., this section). Mr. Toland will prepare this draft document for further action.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Ryan Arends at 9:41 PM. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Regular Meeting – August 21, 2018
Next Special Meeting – July 31, 2018

Crockery Township

Special Planning Commission Meeting
July 31, 2018
Approved

Chairman Bill Sanders called the meeting to order at 7:38 P. M. Roll call was taken with Dave Meekhof, Jon Overway. Bill Sanders, Ryan Arends, Rich Suchecki, and Roy Holmes present. Z.A. Robert Toland was also present for this meeting.

Commissioner Mike Munch was absent.

There was one person in the public gallery.

Agenda Item 2. Approval of the Agenda

Approved as submitted.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the July 17, 2018 Regular Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Rich Suchecki. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Agenda Item 4. Announcements

None.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

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

Agenda Item 7. Action Items

A. Sky High LLC – Rezoning – Resolution of Intent to Hold a Public Hearing.

The Planning Commission has received a request from Sky High LLC to rezone parcel number 70-04-15-400-037, located at 11335 Apple Drive, and parcel number 70-04-15-400-008, located at 16949 112th Avenue from C-1 Neighborhood Commercial to I-1 Light Industrial.

Mr. Mark Schroeder, Versatile Wood Solutions, was present for this action. Mr. Toland noted that this request is consistent with the Township's Master Plan (for future land use).

Commissioner Ryan Arends made **a motion**, via resolution, to hold a public hearing in this matter on Tuesday, August 21, 2018, 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.

Additionally, The Planning Commission has received a request from Sky High LLC to rezone parcel number 70-04-15-400-018, located at 16905 Main Street from C-1 Neighborhood Commercial to C-3 Highway Commercial.

Mr. Toland noted that this request is not consistent with the Township's Master Plan (for future land use).

Commissioner Roy Holmes made **a motion**, via resolution, to hold a public hearing in this matter on Tuesday, August 21, 2018, at 7:30 P. M., at the Township Hall. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved by the Commission.

B. D & G Investments – Rezoning – Resolution of Intent to Hold a Public Hearing.

The Planning Commission has received a request from D & G Investments to rezone parcel number 70-04-17-300-025, located at 13545 Cleveland Street, from R-1 Low Density Single-Family Residential to R-3 Moderate Density Single-Family Residential.

Mr. Toland noted that this request is consistent with the Township's Master Plan (for future land use).

Commissioner Ryan Arends made **a motion**, via resolution, to hold a public hearing in this matter on Tuesday, August 21, 2018, at 7:30 P. M., at the Township Hall. 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

A. Performance Standards – Revise Article 12 PUD.

Mr. Toland provided the Commission with an updated draft in this matter. The Commission will further study this draft for future discussion.

B. Design and Construction Standards – Private Streets.

The Commission further reviewed the updated draft, including recommended changes made by the Township's legal counsel, Attorney Ronald M. Redick, and found it to be acceptable.

Commissioner Rich Suchecki made a **motion** to recommend to the Township Board to approve the proposed amendments, including those recommendations by Attorney Ronald M. Redick, in his letter of July 20, 2018, to the Design and Construction Standards for Private Streets. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the Commission.

C. Southwest Quadrant Sub Plan – Draft.

The Commission further reviewed the Southwest Quadrant Sub Plan, specifically discussing mapping issues and conceptual service drives. The Commission believes this document to be nearly complete and Mr. Toland will make the final adjustments.

D. New I-2 Heavy Industrial District.

Mr. Toland introduced the need of adding an I-2 Heavy Industrial District to the Township's future land use. The Commission engaged in a preliminary discussion of potential industrial needs and locations.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Roy Holmes at 9:36 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 Regular Meeting – August 21, 2018