

Crockery Township

Special Planning Commission Meeting
June 2, 2020
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:35 P.M. Roll call was taken with Commissioners Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, Mike Munch, and Roy Holmes present. Z.A. Robert Toland and Attorney Ron M. Redick were also present for this meeting.

There were four persons seated 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 March 17, 2020, 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

Commissioners Suchecki and Arends advised progress is being made on both the North Bank Trail and Spoonville trails. The North Bank Trail has progressed to 112th Avenue, and the Spoonville (connector) Trail should be complete by this fall.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

Mr. Pat Harmon asked how the Township posts meeting dates. Mr. Harmon was advised various meetings are posted on the Townships website, the Grand Haven Tribune, and on the door of the office.

Agenda Item 7. Action Items

A. Zoning Amendment – Distilled Spirits Production – Gerald Hawk Dobbins.

This issue will likely be presented to the Commission during the July 21, 2020, Regular Planning Commission Meeting. No action taken at this time.

B. In-Depth Excavation LLC – Planned Mineral Removal.

In-Depth Excavation LLC, C/O Robert Holmen, has made a request for a Special Land Use permit for a Planned Mineral Removal from Parcels #70-04-16-300-001 & 70-04-16-300-002 to remove an estimated 168,000 cubic yards from an existing pond, 71,000 cubic yards from an area north of the existing pond, and 42,000 cubic yards from an area east of the existing pond, totaling 281,000 cubic yards. These parcels are currently zoned I-1 light Industrial.

Documents provided to the Commission at this time include; (1) a Site Plan by Nederveld, 347 Hoover Blvd., Holland, Michigan, 49423, 616 393-0449, by WDS, Dated February 2, 2020, Project #19201202, (2) a Crockery Township Zoning Application, signed by Robert Holmen, In-Depth Excavation, dated February 11, 2020, (3) a Project Narrative, dated February 13, 2020, (4) a Planning and Zoning Review by Z/A Robert Toland, dated March 17, 2020, discussing this issue, (5) a Review by Kevin S. Kieft, PE, Prein & Newhof, Engineers for the Township, dated March 5, 2020, discussing this proposal, and (6) Real Estate Summary Sheets for parcels 001 & 002.

Mr. Toland advised he is waiting for a response from his May 15, 2020, letter to the applicant(s), requesting further information regarding this proposed project.

Commissioner Ryan Arends made **a motion**, to continue tabling this proposal until July 21, 2020, for additional information. A second was offered by Commissioner Rich Suchecki. The motion was unanimously approved.

Agenda Item 8. Presentations

None.

Agenda Item 9. Discussion Items

A. Allow chickens on parcels less than one acre.

The Commission discussed the allowance of chickens, ducks, geese, and other fowl, on residential lots. The Commission made several suggestions. Mr. Toland will prepare a draft for future consideration in this matter.

Mr. Pat Harmon, Garfield Street, supported the presence of chickens, but questioned other fowl, such as ducks, geese, and guinea fowl.

Mr. John Beecham questioned which zoning districts were being considered. The Commission indicated the discussion centered around residential lots.

Mr. Erik Erhorn, 124th Avenue, wondered if the issue would not be better controlled by subdivision associations.

B. Sandy Shores – Open Space.

Mr. Toland gave a brief history of the Sandy Shores Open Space Development. Mr. Toland advised the resident who holds the deeded property for the open space is inquiring if changes can be made to the development agreement.

The open space owner has liability concerns and there are further questions of land use.

Mr. Redick explained the current limitations and parameters of use, based on current ordinance regulating the development.

This was a preliminary discussion and the Commission took no action in this matter.

C. Discuss areas for potential rezone.

The Commission did not choose to initiate further rezoning at this time. The Commission felt recent rezoning efforts are sufficient for the time being.

Mr. Erik Erhorn, along with Mr. Pat Harmon, inquired on how zoning changes are considered by the Commission. The Commission explained the process.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Mike Munch at 8:25 P. M. 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 – June 16, 2020

Next Special Meeting - TBD

Crockery Township

Regular Planning Commission Meeting
June 16, 2020
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:31 PM. Roll call was taken with Dave Meekhof, Bill Sanders, Ryan Arends and Rich Suhecki present.

Jon Overway, Mike Munch and Roy Holmes were absent.

Z.A. Robert Toland and Township Attorney Ronald Redick were also present for this meeting.

There were eight persons seated 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 June 2, 2020 Special Planning Commission Meeting. A **motion** was made to approve the minutes by Commissioner Rich Suhecki. Commissioner Dave Meekhof offered a 2nd. The motion was unanimously approved.

Agenda Item 4. Announcements

A. Township Board Report – Rich Suhecki

- 1) The latest phase of the North Bank Trail, from 130th Ave. to a trailhead in Nunica, has been completed and is open to the public. There will be a ribbon cutting and an open house at the Crockery Twp. Fire Department on Thursday, July 23, 2020.
- 2) The Township is currently in negotiations over the future of the Waste Water Treatment Plant, which needs upgrading.

Agenda Item 5. Communications

None

Agenda Item 6. Public Comment

Chairman Bill Sanders asked for public comment. None was offered at this time.

Agenda Item 7. Action Items

A. Public Hearing – Zoning Amendments – Adult Use Marijuana

The Planning Commission has determined on its own initiative to recommend to the Township Board, amending the Crockery Township Zoning Ordinance. Specifically, the C-3 Highway Commercial zoning district sections 9B.02 and 9B.06 to provide for adult use marijuana retailer, secure transporter, processor and safety compliance facilities. Also, the I-1 Light Industrial zoning district sections 11.02 and 11.11 to provide for adult use marijuana grower, secure transporter, processor and safety compliance facilities.

It was noted that this recommendation, if approved, does not make allowance for adult (recreational) use facilities in the Township. Rather, the Planning Commission is recommending in a preliminary fashion, which zoning districts such uses would be allowed if the Township Board were to permit it.

Chairman Bill Sanders opened the Hearing for public comment:

- Mr. Mike Murphy, 12259 Cleveland, spoke in favor of the recommendation and noted the contributions to the township by the current medical marijuana operators in the township and their record of not attracting any complaints.
- Mr. Joe Neller representing Skymint, and Aaron Smith representing Agri-med (Exit 9), current medical marijuana provisional centers in the Township also spoke in favor of the recommendation and noted their first year anniversary without any complaints from the public.

After all public comment was heard, Chairman Bill Sanders closed the meeting for public comment and the Commission discussed the matter. A **motion** to recommend to the Township Board that the zoning ordinance amendments be approved was made by Commissioner Ryan Arends and a 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved.

Agenda Item 8. Presentations

none

Agenda Item 9. Discussion Items

A. Allow Chickens on Parcels Less Than One Acre

The Planning Commission has determined on its own initiative to amend Section 3.21 (4) (A-B) of the zoning ordinance to allow chickens on residentially zoned parcels smaller than 1 acre.

The Commission further discussed the overall keeping of livestock in residential zoning districts.

Commissioner Ryan Arends made **motion, via resolution**, to hold a hearing for public input on this matter on Tuesday, July 21, 2020, at 7:30 p.m., at the Township hall. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Ryan Arends at 8:03 p.m. Commissioner Rich Suchecki offered a 2nd. The motion was unanimously approved.

Respectfully Submitted,

David Meekhof, Vice Secretary
Crockery Township Planning Commission

Next Regular Meeting – July 21, 2020