

Crockery Township

Regular Planning Commission Meeting
May 15, 2018
(Approved)

Chairman Bill Sanders called the Regular Planning Commission Meeting to order at 7:33 P. M. Roll call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, and Roy Holmes present. Z/A Toland was also present for this session.

Commissioner Mike Munch was absent.

There were eleven persons present 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 April 17, 2018, Regular Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Roy Holmes. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved.

Agenda Item 4. Announcements

Commissioner Rich Suchecki deferred to Item 8 for discussion later in this meeting.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

Chairman Bill Sanders asked for public comments. No public comments were offered at this time.

Agenda Item 7. Action Items

A. Public Hearing – Rezoning – C-2 Highway Service Commercial Zoning District.

The Township, on its own initiative, has determined to rezone thirty-three parcels, found along the southside of M-104/Cleveland Street between 112th and 124th Avenues, to better align the parcels with the Township’s Master Plan. The mentioned parcels are currently zoned C-1 Neighborhood Commercial and are proposed to be rezoned to C-2 Highway Service Commercial.

Chairman Bill Sanders opened the public hearing in this matter.

Z/A Toland provided a lead-in to the discussion advising the proposed change will align the properties with the Township’s Master Plan, approved in 2014.

Chairman Sanders asked for public comment.

Mr. Roelynn Keith Nelson, 16708 124th Avenue, reviewed a handout he authored with the Commission, listing a number of grievances and generally opposing the zoning change. Mr. Nelson would prefer his property be zoned residential.

Jean and Clarence Ruitter, 16678 124th Avenue, generally opposed the C-2 zoning and would prefer their property be zoned residential.

Cherry Vander Zee, 15489 Oak Street, spoke on behalf of the 124th Avenue residents, stating the commercial zoning made it difficult to sell their properties for residential use.

The Commission notes an e-mail received March 23, 2018, from Mike Murphy, Murphy Investments, stating he (Mr. Murphy) and a neighboring property owner, Russ Kniff, would support a C-3 zoning for the area.

The Commission addressed the property owners on 124th Avenue, indicating their properties have been zoned C-1 for many years, some purchasing the properties while zoned commercial. The Commission further explained this hearing was to consider the rezone to C-2 in order to bring the properties in-line with the Master Plan, which does not include a residential zoning for the area. Chairman Sanders also addressed the comments made by Mr. Nelson in his memo to the Commission.

After all interested parties were heard, Chairman Sanders closed public comment.

The Commission further discussed the proposed rezone and explained the reasoning for multiple commercial districts. The Commission felt the proposed C-2 zoning best fits the area in question.

After all discussion was complete and all interested parties heard, Commissioner Rich Suchecki made a **motion, via resolution**, to recommend to the Township Board the proposed rezone from C-1 Commercial to C-2 Commercial be approved, exempting parcel 70-04-21-200-015, 16590

124th Avenue (Lasich), which was listed in error. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

B. Public Hearing – Special Land Use – Vandenberg Pond.

The Township has received a request from Melanie and Steve Vandenberg for a Special Land Use permit to construct a pond on Parcel # 70-04-14-100-009 (9.73 acres), located at 17230 112th Avenue. The parcel is currently zoned Ag-2 Rural/Agricultural Preservation.

Documents provided to the Planning Commission in this matter include; (1) a Planning and Zoning Review by Z/A Toland, dated May 15, 2018, discussing this proposal, (2) a memo summarizing of proposed project by Melanie Vandenberg, (3) three sketch drawings of the proposed pond construction and future dwelling, (4) a survey of the property by Roosien & Associates, 5055 Plainfield Avenue, N. E., Grand Rapids, Michigan, 49525, (5) two aerials showing the parcel and surrounding properties, and proposed placement of a future dwelling and pond, and (6) a Crockery Township Zoning Application, signed by Steve Vandenberg, dated April 13, 2018.

Melanie, Steve, and Jeremy (a son) Vandenberg were present for this hearing.

Chairman Bill Sanders opened the public hearing.

Mr. Toland discussed his Planning and Zoning Review as a lead-in to this discussion. The pond would be a 100' circular design, holding approximately 480,000 gallons, and be 12 -14' deep. Mr. Toland further advised the construction is within 500' of a drain and that a Soil Erosion and Sedimentation Permit has been obtained by the Vandenberg.

Melanie Vandenberg discussed her summary of the proposed pond and indicated the excavated soils would be used to berm the pond and landscape their future home. The Vandenberg advised no soil would be removed from the property.

The Commission reviewed the construction plan at length with Melanie and Steve Vandenberg, discussing the detail presented. The Commission reiterated all soils must remain on-sight and any changes in construction would have to be further reviewed by the Township.

No public comment was offered in this matter.

After all discussion was complete and all interested parties heard, Commissioner Roy Holmes made a **motion, via resolution**, to approved construction of the Vandenberg Pond. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

C. Harmon Pond – Special Land Use – Resolution of Intent to Hold a Public Hearing.

The Planning Commission has received a request from Patrick Harmon for a Special Land Use permit to construct a pond on Parcel 70-04-35-100-002 (68.24 acres), located at 10894 Garfield Drive. This property is currently zoned Ag-1 Agricultural and Open Space.

A motion, via resolution, was made by Commissioner Rich Suchecki, to hold a public hearing in this matter on Tuesday, June 19, 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.

D. Tejchma – Private Street – Resolution of Intent to Hold a Public Hearing.

The Planning Commission has received an application from Nathan Tejchma and Kristin Monroe for a Private Street, serving parcel 70-04-07-100-041 (4.79 acres) located on 144th Avenue between Taft Road and State Road. This property is currently zoned R-1 Low Density Single-Family Residential. The dedicated easement for the Private Street has already been established.

Documents received by the Commission in the matter include; (1) a Crockery Township Private Street Application, signed May 11, 2018, (2) a site plan by Moore and Bruggink, Inc., Consulting Engineers, 2020 Monroe Avenue, N.W., Grand Rapids, Michigan, 49505, by RA, dated May 10, 2018, project #180100.4, and (3) an aerial of the parcel and surrounding properties.

Commissioner Ryan Arends asked to be recused from this action as he is the engineer for the project. Chairman Sanders granted Commissioner Arends request.

A motion, via resolution, was made by Commissioner Roy Holmes, to hold a public hearing in this matter on Tuesday, June 19, 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 (with the exception of Commissioner Arends, who recused himself).

Agenda Item 8. Presentations

The Commission discussed Ordinance 2018-6 adopted by the Board May 8, 2018, establishing mandatory access management for the M-104 Corridor Overlay District.

Agenda Item 9. Discussions

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

The Commission further discussed mapping related to the zoning districts found within the southwest quadrant of the Township. Several recommended changes were suggested regarding the draft map.

B. Special Meeting of the Planning Commission.

The Commission approved a special meeting to further discuss zoning matters on **Tuesday, May 29, 2018, at 7:30 P.M., at the Township Hall.**

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Roy Holmes at 9:35 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 – June 19, 2018

Next Special Meeting - May 29, 2018

Crockery Township

Special Planning Commission Meeting

May 29, 2018

(Approved)

Chairman Bill Sanders called the Special Planning Commission Meeting to order at 7:32 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 also present for this session.

There were no persons present 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 May 15, 2018, Regular Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Roy Holmes. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

Agenda Item 4. Announcements

None.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

No public comments were offered, no members of the public were present.

Agenda Item 7. Action Items

None.

Agenda Item 8. Presentations

None.

Agenda Item 9. Discussions

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

The Commission further discussed issues related to the zoning districts found within the southwest quadrant of the Township. Mr. Toland introduced information regarding Performance Zoning as it applies to Mixed Use and substantial discussion took place on this issue. The Commission also explored service drives and public road (conceptually) applications, as they might be applied within the Southwest Quadrant, specifically within the commercially zoned districts.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Mike Munch at 9:24 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 19, 2018

Next Special Meeting - TBD