

Crockery Township

Regular Planning Commission Meeting

February 18, 2014

(Approved)

Chairman Bill Sanders called the February 18, 2014, Regular Planning Commission Meeting to order at 7:30 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.

Agenda Item 2. Approval of the Agenda

Approved as submitted.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the January 21, 2014, Regular Planning Commission Meeting. A motion was made to approve the minutes, as written, by Commissioner Dave Meekhof. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

Agenda Item 4. Announcements

Commissioner Rich Suchecki advised the Board approved the rezone recommendations made by the Commission regarding the Lee property, the Ball (Section 7) properties, and the Cleveland Street (I-96 to 112th Ave.) properties.

Item 5. Communications

None.

Agenda Item 6. Public Comment

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

Agenda Item 7. Action Items

A. Sheridan – Site Plan Review.

Documents provided to the Commission for this review include; (1) A Planning and Zoning Review by Z/A Toland, dated February 18, 2014, addressed to the Commission, (2) a Crockery Township Zoning Application, signed by Tim Sheridan, dated January 29, 2014, (3) a memo to Z/A Toland from Tim Sheridan, dated February 18, 2014, discussing number of occupants in proposed building, (4) a memo to the Commission from Tim Sheridan, dated January 31, 2014, discussing his proposed building/business, a site plan by Brock Hesselsweet, A.I.A., 14250 Cricklewood Drive, Grand Haven, Michigan, 49417, dated January 28, 2014, project #012814, and (5) an amended site plan by Brock Hesselsweet, A.I.A., 14250 Cricklewood Drive, Grand Haven, Michigan, 49417, dated January 28, 2014, project #012814, showing additional detail.

Mr. Toland provided a lead-in to this review by stating the Sheridan property is an older lot of record, zoned Ag-1, located at 9730 State Road (Parcel #70-04-13-200-001), consisting of 155 acres, which is bisected by State Road. Mr. Toland indicated the original building Mr. Sheridan wishes to replace is located south of State Road, to the east of the dwelling home site, and was destroyed by a fire. The 60' X 40' replacement building is proposed to be located on the north side of State Road, across from the dwelling home site.

Mr. Toland further stated the proposed structure will house a small antique auto/tractor repair shop, originally started by the applicant's father as a hobby, which grew into a modest business. Mr. Toland indicated this is an allowed home occupation in an accessory building and the review should technically be viewed as a revision to the original site plan.

Claire and Tim Sheridan, along with their architect, Brock Hesselsweet, were present for this site plan review.

Mr. Hesselsweet reviewed the site plans provided with the Commission and answered a number of questions. The discussion centered on the revised site plan, which provided the detail requested by the Township, including parking, driveway width, grade/slope, snow storage area, and the proposed building's relationship to other structures and sites on the property.

Mr. Sheridan indicated the new structure in a pole style building (plans available at this meeting) and that all oil, gas, and solvents that may be used will be captured above ground (no floor drain to containment feature).

The Commission discussed parking and felt the parking arrangement shown was appropriate for the site and business.

Mr. Sheridan agreed to an approval condition that demolition of the original structure (damaged by fire), via Township permit, will be completed prior to issuance of an occupancy permit for the new, proposed structure.

No members of the public were present for public comment regarding this site plan review.

After all interested parties were heard and all comments made, **a motion** was made by Commissioner Rich Suchecki to approve the amended site plan offered in this matter, contingent upon demolition of the original structure (damaged by fire), via Township permit, to be completed prior to issuance of an occupancy permit for the new, proposed structure. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously passed by the Commission.

B. Commercial Horticultural Zoning District – Resolution to Hold a Public Hearing.

A motion was made by Commissioner Ryan Arends to hold a public hearing, to amend the text of the Commercial Horticultural Zoning District language, on March 18, 2014, at 7:30 P.M., at the Township Hall. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

C. Word – Rezoning – Resolution to Hold a Public Hearing.

A motion was made by Commissioner Mike Munch to hold a public hearing, to rezone the Jane and James Word property, Parcel #70-04-11-400-033, on State Road, from R-1 Low Density Single-Family Residential to AG-2 Rural/Agricultural Preservation, on March 18, 2014, at 7:30 P.M., at the Township Hall. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved.

Agenda Item 8. Presentations.

A. Zoning Ordinance Amendments – Proposed new Residential Zoning Districts.

The Commission and Mr. Toland discussed the proposed language and text appearance for the (R-1) Rural Estate Residential District, (R-2) Low Density Single-Family Residential District,

and (R-3) Moderate Density Single-Family Residential District. Several changes and suggestions were made by the Commission and Mr. Toland. This process will be continued at the next opportunity.

Agenda Item 9. Discussion Items

B. Master Plan – Public Hearing Preparation.

The Commission and Mr. Toland discussed preparation for the Master Plan public hearing. An informal coffee will be arranged prior to the public hearing, **beginning at 6:30 P.M.**, on February 25, 2014, so the public may review presentation materials. **The public hearing will commence at 7:30 P.M.**

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Ryan Arends at 9:50 P.M. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved.

Respectfully Submitted,
Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Meetings: Regular Session - March 18, 2014
 Special Session - February 25, 2014

Crockery Township

Special Planning Commission Meeting

February 25, 2014

(Approved)

Chairman Bill Sanders called the February 25, 2014, Special 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, Mike Munch, and Roy Holmes present. Z/A Toland was also present for this session.

This Special Planning Commission Meeting was preceded by an open house, from 6:30 P.M. to 7:30 P.M., date, for the public to review posted documents related to the development of the newly revised Crockery Township Comprehensive Plan (also known as the Crockery Township Master Plan). The Comprehensive Plan itself was made available for review at the Township Office, in addition to online at the Township's web-site, well in advance of this Special Meeting. Planning Commissioners and Mr. Toland were available during to open house to answer questions regarding the newly revised Comprehensive Plan proposal.

Agenda Item 2. Approval of the Agenda

Approved as submitted.

Agenda Item 3. Approval of Minutes

No minutes were reviewed or approved at this Special Meeting.

Agenda Item 4. Announcements

None.

Item 5. Communications

None.

Agenda Item 6. Public Comment

No public comments were offered at this time.

Agenda Item 7. Action Items**A. Proposed Revisions – Crockery Township Comprehensive Plan – Public Hearing.**

The sole purpose of this Special Planning Commission Meeting was to conduct a public hearing regarding the newly revised Crockery Township Comprehensive Plan (Draft document dated December, 2013).

Chairman Sanders and Mr. Toland explained the revised draft of the Crockery Township Comprehensive Plan has been in the works for the past two years. During this time Commissioners utilized a number of information gathering methods and techniques, including; inviting members of private and public institutions to speak to the Commission regarding a number of issues related to development of the Comprehensive Plan, conducted a Township-wide “Community Questionnaire”, which asked for input from Township residents and business professionals, studied mapping related to water and soil issues, land use, and infrastructure, and met with Township officials and committee members for further input.

Chairman Bill Sanders welcomed the members of the public present and opened the public hearing.

Mrs. Claire Sheridan indicated that she and her husband Tim Sheridan, also present, own property on Fitzgerald Street, south of I-96, and immediately adjacent to Crockery Creek. The proposed future land use map indicates this area may be zoned for industrial use. Mrs. Sheridan’s concern was, even with proper infrastructure (particularly sewer, which is presently absent), having any industry adjacent to Crockery Creek that uses materials capable of serious pollution, should an adverse event occur, must be seriously questioned.

The Planning Commission recognized Mrs. Sheridan’s concern. The Commission indicated the Township has supported light industry, to date, largely due to the lack of infrastructure in place to handle anything more. The Commission further stated it would be mindful of the level of industry allowed adjacent to Township water courses, regardless of future infrastructure improvements.

There were no further public comments, therefore, Chairman Sanders closed the public comment portion of the hearing.

After a brief discussion, Commissioner Ryan Arends made a **motion**, to recommend to the Township Board, via resolution, that the newly revised draft of the Crockery Township Comprehensive Plan, dated December, 2013, be approved. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

Agenda Item 8. Presentations.

None.

Agenda Item 9. Discussion Items

None.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Mike Munch at 7:46 P.M. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved.

Respectfully Submitted,
Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Meetings: Regular Session - March 18, 2014
 Special Session - TBD