

Crockery Township

**Regular Planning Commission Meeting**  
**August 17, 2021**  
**Approved Minutes**

Chairman Bill Sanders called the meeting to order at 7:30 P.M. Roll call was taken with Commissioners, Dave Meekhof, Jon Overway, Bill Sanders, Rich Suchecki, Mike Munch, and Roy Holmes, present. Planner Greg L. Ransford, Fresh Coast Planning, was present on behalf of the Township.

Commissioner Ryan Arends was absent.

There was one person 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 July 20, 2021, Regular Planning Commission Meeting. **A motion** was made to approve the minutes, as written, by Commissioner Roy Holmes. A 2<sup>nd</sup> was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

**Agenda Item 4. Approval of Minutes**

The Commission reviewed the minutes from August 2, 2021, Special Planning Commission Meeting. **A motion** was made to approve the minutes, as written, by Commissioner Rich Suchecki. A 2<sup>nd</sup> was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the Commission.

**Agenda Item 5 Announcements**

Commissioner Rich Suchecki advised the Board approved the amendments to the pond ordinance. Commissioner Suchecki also stated the sewer line, running from 148<sup>th</sup> Avenue to Hathaway Estates is now under construction (148<sup>th</sup> Avenue north of M-104 is temporarily closed).

## **Agenda Item 6. Communications**

Mr. Eric Klamer, of Legendary Leaf, has indicated his construction manager will need to impact the Limits of Earth Disturbance area to a point of approximately three feet to the property line, along the south wall of his building, for construction purposes. This will lessen the approved brush screen width from twenty-five feet to three feet. The Commission discussed the proposed site plan amendment and felt it was minor in nature and directed Mr. Ransford to approved the amendment to Legendary Leaf's site plan.

## **Agenda Item 7. Public Comment**

Chairman Sanders asked for public comment. None was offered.

## **Agenda Item 8. Action Items**

### **A. Public Hearing - Zoning Amendment – Minimum Separation Distance from Marijuana Facilities/Establishments.**

Z/A Ransford provided the commission with the proposed amendment language involving Section 11.02.9.F – Separation Distance for Medical Marijuana Grower Facilities, and, Section 11.11.5 – Separation Distance for Adult Use Marijuana Establishments.

Chairman Sanders opened the public hearing.

The Commission reviewed and discussed the amended language found in the draft. The Commission found the amendments consistent with prior discussion recommendations and felt the amended language was acceptable.

Chairman Sanders asked for public comment. No public comment was offered.

Commissioner Mike Munch made **a motion, via resolution**, to recommend to the Board approval of the amended language proposed for Section 11.02.9.F – Separation Distance for Medical Marijuana Grower Facilities, and, Section 11.11.5 – Separation Distance for Adult Use Marijuana Establishments. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

## **Agenda Item 9, Presentations**

None.

**Agenda Item 10. Discussion Items**

A. 136<sup>th</sup> Avenue Dual Zoning.

It has been previously pointed out that there are several parcels along the westside of 136<sup>th</sup> Avenue, between Leonard Road and Cleveland Street, that still are dually zoned, something the Township has sought to eliminate through planning over the years. This circumstance came to light by way of a parcel split request, which becomes complicated by the dual zoning status.

The Commission will discuss this issue at future meetings.

**Agenda Item 10. Adjournment**

A **motion** to adjourn was made by Commissioner Mike Munch at 7:48 P.M. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary  
Crockery Township Planning Commission

Next Regular Meeting - September 21, 2021  
Next Special Meeting - TBD