

Crockery Township

Special Planning Commission Meeting

August 2, 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, Ryan Arends, Rich Suchecki, Mike Munch, and Roy Holmes, present.

There were no members of the public present.

Agenda Item 2. Approval of the Agenda

Approved as submitted.

Agenda Item 3. Approval of Minutes

None.

Agenda Item 4. Announcements

Commissioner Suchecki advised there will be a pre-construction meeting Thursday, August 5, 2021, discussing the sanitary sewer construction from Hathaway Lakes to 148th Avenue.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

No members of the public present.

Agenda Item 7. Action Items

A. Public Hearing – Crockery Store N Lock – Special Land Use Permit.

Documents provided to the Commission for this public hearing include; (1) A Planning Review by Z/A Hilary Taylor, dated July 6, 2021, discussing this proposal, (2) a review by Kevin S. Kieft, P.E. of Prein & Newhof, engineers for the Township, dated June 21, 2021, discussing this proposal, (3) a review by Dave Hudson, Fire Inspector – SLFD, undated, citing no issues with the site plan, (4) Project Narrative by Moore & Bruggink Consulting Engineers, undated, discussing this proposal, including lighting design handout, (5) a site plan by Moore & Bruggink Consulting Engineers, 2020 Monroe Avenue, Grand Rapids, Michigan, 49505, 616 363-9801, dated June 8, 2021, by RMA, Project #210191.01, and (6) Footprint and Elevation layouts for the structures, by Pioneer Construction and Tailored Building Systems, 550 Kirtland Street, SW, Grand Rapids, Michigan, 49507, 616 475-8953, dated June 2, 2021, by T. Beltman, Project #0021-892.

Mr. Roy Holmes has made application for a Special Land Use permit to expand his Crockery Store N Lock business at 11352 Cleveland Street, Parcel #70-04-22-200-018, with a 2,700 SF addition to an existing structure, and a 5,200 SF addition to an additional existing structure.

Chairman Bill Sanders opened the public hearing.

Commissioner Roy Holmes and Commissioner Ryan Arends made a request to Chairman Bill Sanders to be excused from the Commission panel due to a conflict of interest. Commissioner Holmes is the owner of Crockery Stove N Lock, and Commissioner Arends is the consulting engineer for this proposal. Chairman Sanders granted the request and Commissioner Holmes and Arends took their seats in the public gallery.

The Commission reviewed the site plan with Mr. Holmes and Mr. Arends in detail. The Commission discussed the location and footprint of the additions. Mr. Holmes advised they are additions to the original two (smaller) store and locks.

In discussing the proposal, it was determined that less than an acre will be disturbed and there is no watercourse within 500 feet, therefore a soil erosion permit is unnecessary. Mr. Holmes also advise he has an agreement with his neighbor to the east to create a three to one slope extending onto the neighbor's property (grading permit).

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

After all discussion was complete and all interested parties heard, Commissioner Dave Meekhof made a motion to approve the site plan presented for the two additions. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved by the five sitting members of the Commission.

Commissioners Holmes and Arends rejoined the Commission panel.

Agenda Item 8, Presentations

None.

Agenda Item 9. Discussion Items

A. 136th Avenue Dual Zoning.

It has been previously pointed out that there are several parcels along the westside of 136th 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.

No action taken at this session.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Rich Suchecki at 7:47 P.M. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

Respectfully Submitted,

Jon C Overway, Secretary
Crockery Township Planning Commission

Next Regular Meeting - August 17, 2021
Next Special Meeting - TBD

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 2nd 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 2nd 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 148th Avenue to Hathaway Estates is now under construction (148th 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 2nd 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. 136th Avenue Dual Zoning.

It has been previously pointed out that there are several parcels along the westside of 136th 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 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 - September 21, 2021
Next Special Meeting - TBD