

Crockery Township

Regular Planning Commission Meeting
December 19, 2017
(Approved)

Vice-Chairman Ryan Arends called the Regular Planning Commission Meeting to order at 7:30 P. M. Roll call was taken with Dave Meekhof, Jon Overway, Ryan Arends, Rich Suchecki, Mike Munch, and Roy Holmes present. Z/A Robert Toland was also present for this meeting.

Commissioner Bill Sanders was absent.

There were three persons present in the public gallery.

Agenda Item 2. Approval of the Agenda

Approved as stands.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the November 21, 2017, 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

None.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

No public comments offered at this time.

Agenda Item 7. Action Items

A. Public Hearing – Zoning Ordinance Amendments – (I-1) District Solar Energy Facility SLU, Residential Garages, C-3 District, Definitions, C-1 Neighborhood Commercial District, Other Matters.

Documents provided to the Commission for this action item include; (1) Proposed zoning ordinance amendments, draft dated December 19, 2017.

Vice-Chair Ryan Arends asked for a motion to open the public hearing. **A motion** to open the public hearing was offered by Commissioner Rich Suchecki. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

Vice-Chair Ryan Arends asked for public comment. None was offered.

The Planning Commission reviewed and discussed the proposed language. The Commission recommended several minor changes to the document.

Commissioner Dave Meekhof made **a motion**, via resolution, to recommend to the Township Board that the draft, dated December 19, 2017, I-1 District Solar Energy Facility Special Land Use, Residential Garages, C-3 District, Definitions, C-1 Neighborhood Commercial District, and Other Matters, (with amendments), be approved. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

B. Murphy Investments – C-1 to C-3 Rezoning – Resolution of Intent to Hold a Public Hearing.

The Planning Commission has received a request from Murphy Investments, Inc., to rezone parcel #70-04-15-300-048 (1.17 acres), located at 11999 Cleveland Street, from C-1 Neighborhood Commercial to C-3 Highway Commercial. The Commission notes the request is consistent with the current Master Plan (future land use mapping), adopted on 2014.

A motion was made, via resolution, by Commissioner Rich Suchecki to hold a public hearing in this matter on **Monday, January 8, 2018, at 5:00 P.M., at the Township Hall**. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

Agenda Item 8. Presentations

A. Annual Report to the Township Board.

The Commission discussed with Mr. Toland the information to be presented to the Township Board regarding the Commissions 2017 activities.

The Commission also discussed tentative plans for action in 2018, including suggested amendments to the Master Plan and other zoning ordinance amendments. The Commission suggested a joint meeting with the Board to explore direction in these matters.

A motion was made by Commissioner Roy Holmes to hold a special (joint) meeting with the Township Board on **Tuesday, January 16, 2018, at 6:30 P.M.** A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

Agenda Item 9. Discussions

1. The Commission discussed potential zoning map changes, particularly to the SW quadrant of the Township, in connection with proposed 2018 actions.
2. Grow Blue. No further official information has been received as of yet from Grow Blue. Mr. Toland believes they may be prepared for further presentations in January of 2018. Mr. and Mrs. Paggeot were present and made aware of the status.
3. Mr. Toland made the Commission aware that the County recently approved the combining of a parcel across section lines. This policy allows property owners a less complicated avenue to follow when engaged in land transactions.

Agenda Item 10. Adjournment

A motion to adjourn was made by Commissioner Roy Holmes at 8:05 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 – January 16, 2018
Next Special Meetings - January 8, 2018 @ 5:00 P.M. (Monday)
January 16, 2018 @ 6:30 P.M.