

Crockery Township

Regular Planning Commission Meeting

February 21, 2017

(Approved)

Chairman Bill Sanders called the February 21, 2017, Regular Planning Commission Meeting to order at 7:29 P.M. Roll-call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Rich Suchecki, Mike Munch, and Roy Holmes present. Z/A Robert Toland also was present for this session.

Commissioner Ryan Arends was absent.

Agenda Item 2. Approval of the Agenda

Approved as submitted.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the January 17, 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 Dave Meekhof. The motion was unanimously approved.

Agenda Item 4. Announcements

Commissioner Rich Suchecki commented on recent bike path discussions regarding the proposed leg from 120th Avenue to 112th Avenue.

Item 5. Communications

None.

Agenda Item 6. Public Comment

None offered at this time.

Agenda Item 7. Action Items

A. Treeworks Land Company, LLC – Rezoning – Public Hearing.

Documents provided to the Commission in this matter include; (1) a Crockery Township Zoning Application, requesting a change in zoning (2 acres of an existing 63 acre parcel) from (Ag-1) Agricultural to (I-1) Light Industrial, Signed by Jason R. Porter, Treeworks Land Company, LLC, dated December 12, 2016, (2) a survey of parcel #70-04-23-100-007, located at 11011 Fitzgerald Street, by Robert B. Hammond, Summit Surveying, dated December 19, 2016, Job #3441602, (3) a sketch drawing of the property, (4) a Planning and Zoning Review by Z/A Toland, dated February 21, 2017, discussing this proposed rezone, and (5) a color aerial of Parcel #70-04-23-100-007 and surrounding parcels.

Mr. Jason Porter was present for this hearing.

Z/A Toland provided a lead-in to this proposal by discussing his Planning and Zoning Review with the Commission and Mr. Porter. Mr. Jason Porter has proposed to rezone two (2) acres of his sixty-three (63) acre parcel, located at 11011 Fitzgerald Street, from (Ag-1) Agricultural to (I-1) Light Industrial. Mr. Toland noted the Township's future land use mapping does propose this area be utilized for (I-1) Light Industrial purposes.

The Commission, Mr. Toland, and Mr. Porter discussed the proposed re-zone at length. The Commission noted that proposed rezone, which is the issue before the Commission, is a somewhat separate issue from Mr. Porter's proposed, specific use of the property. The Commission explained to Mr. Porter that although the rezone might be allowable, his proposed use of outside storage (of logs and woodchips) were not presently allowed in the I-1 Light Industrial Zone. Equipment storage is, however, presently allowed.

Mr. Porter indicated he wished to proceed with the rezoning of the 2 acres specified for storage of his equipment. Mr. Porter understood he would have to further approach the Township regarding any outside storage of materials (logs and woodchips).

Chairman Bill Sanders asked for public comment. No public comments were offered.

After all discussion was complete and all interested parties heard, Commissioner Jon Overway made **a motion**, to recommend to the Township Board that the 2 acres specified by survey of parcel #70-04-23-100-007, be approved to be rezoned to (I-1) Light Industrial from (Ag-1) Agricultural. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

B. Proposed Zoning Ordinance Amendments – Miscellaneous, Signs, Condominiums – Public Hearing.

The Commission was provided with (final) Draft No. 4, Proposed Ordinance Amendments pertaining to Signs, Condominiums, and Other Matter, dated January 24, 2017, as prepared by Ronald M. Redick, Attorney for the Township.

The Commission has discussed these proposed Ordinance amendments over the past several months, now bringing this final draft (Draft No. 4) to a Public Hearing.

Chairman Bill Sanders asked for public comment. No public comments were offered.

After all discussion was complete and all interested parties heard Commissioner Mike Munch made a **motion**, to recommend to the Township Board that the proposed Ordinance Amendments, found in Draft No. 4, dated January 24, 2017, pertaining to Signs, Condominiums, and Other Matters, be approved. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

C. Tejchma – Private Street – Public Hearing.

Documents provided to the Commission in this matter include; (1) a Crockery Township Private Street Application, signed by property owner Nate Tejchma, dated January 14, 2017, and signed by Owner Agent Eric Wahlberg, SAJ Builders, dated January 14, 2017, requesting a permit to construct a private street on Parcels #70-04-07-100-040 and #70-04-07-100-041, with Ottawa County Road Commission attachment (permit No. 756509, dated January 17, 2017), (2) a Planning and Zoning Review by Z/A Toland, dated February 21, 2017, discussing this proposed private street, (3) a review by Kevin S. Kieft, P. E., Prein & Newhof, Engineers for the Township, dated February 13, 2017, discussing this proposed private street, (4) a memo from Township Fire Chief Dreyer, dated February 15, 2017, commenting on this proposed private street, (5) a Private Road Notice, MCLA 560.261; MSA 26.430(261) statement of law, and (6) A site plan drawing by Randall J. Hughes, 231-206-5562, for Todd Kempf, dated April 27, 2012, Job #R120406, with attachments; 8 X 11” contour map, sketch drawing, and business card for Eric Wahlberg, SAJ Builders.

The Planning Commission has received a request from Nate Tejchma (property owner) and Eric Wahlberg (SAS Builders, LLC) for a permit to construct a 720-foot private street on parcels #70-04-07-100-040 and # 70-04-07-100-041, located off 144th Avenue. These parcels of land are currently zoned (R-1) Low Density Single-Family Residential.

Mr. Eric Wahlberg was present on behalf of property owner Nate Tejchma.

The Commission discussed the private street proposal with Mr. Wahlberg. The Commission determined they would like to see further detail regarding the proposal, including a (more) complete engineered site plan drawing.

Chairman Bill Sanders asked for public comment.

Meredith Van Oordt, 144th Avenue, and a neighbor to the property under consideration, felt a street entrance, as proposed, would create a dangerous traffic concern. Mrs. Van Oordt advised the proposed street is at the top of a rise on 144th Avenue and traffic visibility may be a problem. Mrs. Van Oordt cited traffic accidents that have occurred in the area to support her reasoning.

After all discussion was complete and all interested parties heard, Commissioner Mike Munch made a **motion** to table this proposal until the April 11, 2017, Regular Planning Commission Meeting, at which time further information may be provided to the Commission by the applicants. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved by the Commission.

D. Grand River Landing – Site Condominiums – Site Plan Review.

Documents provided to the Commission for this public hearing include; (1) a site plan by Milanowski & Englert Engineering & Surveying, Inc., 927 Beechtree Street, Suite 3, Grand Haven, Michigan, 49417, Dated December 23, 2016, amended January 20, 2017, by TV/DRB, Job #15425, (2) memo; Grand River Landing development narrative, undated, unsigned, (3) an Agent Authorization Letter, naming James D. Milanowski as the representative for Thomas VanOfen in this matter, signed by Thomas VanOfen, and dated December 20, 2016, (4) a Michigan DEQ Campground License, Reference Number 5395-70, issued to Tom & Sally VanOfen, valid 01/01/2016 through 12/31/2016, for the Grand River Landing RV Resort, (5) a Michigan DEQ Campground Construction Permit, Permit Number CP-13050, Dated October 3, 2013, signed by Brian Esparsa, DEQ Environmental Quality Analyst, issued to Tom VanOfen, with attachments, (6) a memo by Township Fire Chief Dreyer, dated February 15, 2017, discussing this proposal, particularly access issues, (7) a Planning and Zoning Review by Z/A Toland, dated February 21, 2017, discussing this proposal, (8) a Master Deed for Grand River Landing, prepared by Mark A. Kleist, Esq., of Scholten & Fant, 100 North Third Street, Grand Haven, Michigan 49417, (9) Exhibit A to Master Deed – Condominium Bylaws of Grand River Landing, and (10) a Proposed Resolution and Guidance document by Ronald M. Redick, Attorney for the Township, regarding Grand River Landing Site Condominium, dated January 30, 2017.

Mr. James D. Milanowski, of Milanowski and Englert Engineering & Surveying, Inc., was present on behalf of Mr. Thomas VanOflen for this meeting.

Z/A Toland provided a lead-in to this matter, indicating Mr. VanOflen has applied to convert the (existing) Grand River Landing RV Resort into a recreational unit Site Condominium. The RV Park has a Michigan DEQ approved septic system and potable well water. The twenty-six (26) unit campground is proposed to change to a twenty-four (24) unit site condominium. This property is located at 15101 120th Avenue, parcel #70-04-33-200-003, and is zoned (Ag-1) Agricultural.

Mr. Toland further reviewed his Planning and Zoning document with the Commission and Mr. Milanowski.

The Commission, Mr. Toland, and Mr. Milanowski discussed the site plan at considerable length. Issues of water, sewer, utility access (specifically including Lot 11 septic), property access (including roadway issues and gate access), Deed, Bylaws, structures, and history of the site were reviewed and discussed, amongst other details.

It was determined through discussion that points six (6) through ten (10) of Mr. Toland's Planning and Zoning review would be added to the conditions found in the Resolution. Additionally, the Resolution would require (1) borings, by an engineering firm, at reasonable intervals along the length of the site's roadway to determine that the substrate meets Township standards and will support emergency vehicles, including fire apparatus, and (2) that the Grand River Landing Condominium association will provide appropriate and updated access information to/for emergency services, including the Township's Fire Department, allowing access to the property for emergency services (note; this property is gated).

No public comments were offered.

After all discussion was complete and all interested parties heard, Commission Roy Holmes made **a motion**, via (Mika Meyers) resolution (dated January 30,2017), and, to include points six (6) through ten (10) of Mr. Toland's Planning and Zoning review in this matter added to the conditions found in the Resolution, and, additionally, the Resolution will require (1) borings, by an engineering firm, at reasonable intervals along the length of the site's roadway to determine that the substrate meets Township standards and will support emergency vehicles, including fire apparatus, and (2) that the Grand River Landing Condominium association will provide appropriate and updated access information to/for emergency services, including the Township's Fire Department, allowing access to the property for emergency services (note; this property is gated), to recommend to the Township Board that the Grand River Landing Site Condominium

proposal be approved. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the Commission.

E. Gemmen – SLU – Planned Mineral Removal – Resolution to set the date for a Public Hearing.

Documents provided to the Commission in this matter include; (1) A township Zoning Application initiated by RSG Enterprises, LLC, Rob S. Gemmen, signed and dated January 27, 2017, (2) a letter of intent to Z/A Toland, authored by Bruce Zeinstra, RLA, project manager for Holland Engineering, dated January 27, 2017, discussing planned mineral removal (sand mining) on Mr. Gemmen’s property, parcel #70-04-17-200-021, located on 130th Avenue, north of Cleveland Street, and (3) a site plan by Holland Engineering, 220 Hoover Blvd., Suite 2, Holland, Michigan, 49423, 616 392-5938, by Bruce Zeinstra, dated January 26, 2017, project #17-01-026, for “Gemmen Lake”.

Mr. Rob S. Gemmen was present during this meeting.

Mr. Rob S. Gemmen, RSG Enterprises, 13022 State Road, Nunica, is requesting a Special Land Use permit for a Planned Mineral Removal (sand mine) on his property located on 130th Avenue, north of Cleveland Street, parcel #70-04-17-200-021, 40 acres in size, and currently zone (R-2) Medium Density Residential.

It should be noted that a Planned Mineral Removal, as a Special Land Use, is only listed as allowable in the Township’s agriculturally zoned areas.

The sand mining operation would remove approximately 170,000 CYDS of material, creating a 6.5 acre pond, referred to as “Gemmen Lake”.

After a brief discussion, Commissioner Rich Suchecki made **a motion** to hold a public hearing in this matter on Tuesday, March 21, 2017, at 7:30 P.M., at the Township Hall. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

F. Beecham – SLU – Pond - Resolution to set the date for a Public Hearing.

Mr. Matt Beecham is requesting a Special Land Use permit for a Pond on parcel #70-04-20-300-044, this property is 7.34 acres (+ / -) in size, located on Leonard Road, west of 130th Avenue. This parcel is currently zoned (R-2) Medium Density Residential. No plan submitted at this time.

Special Session(s) - TBD