

Crockery Township

Regular Planning Commission Meeting
June 18, 2019
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:31 PM. Roll call was taken with Dave Meekhof, Bill Sanders, Ryan Arends, Rich Suchecki, Mike Munch and Roy Holmes present. Secretary Jon Overway was absent. Z.A. Robert Toland and Township Attorney Ronald Reddick were also present for this meeting.

Agenda Item 2. Approval of the Agenda

Approved as submitted.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the May 21, 2019 Regular Planning Commission Meeting. A **motion** was made to approve the minutes by Commissioner Ryan Arends. Commissioner Mike Munch offered a 2nd. The motion was unanimously approved.

Agenda Item 4. Announcements

A. Township Board Report – Rich Suchecki

- 1) The Board approved the Wolters rezone request.
- 2) The Board approved the proposed zoning amendment concerning Separation Distances for Medical Marijuana Facilities.

Agenda Item 5. Communications

Z/A Robert Toland provided an MTA (Michigan Townships Association) registration form for a July 9-10 training event and encouraged all commissioners to attend.

Agenda Item 6. Public Comment

None were offered at this time.

Agenda Item 7. Action Items

A. Public Hearing – Greg and Jamie Swears – Private Street (tabled May 21, 2019)

The Planning Commission considered a request from Greg and Jamie Swears for a new private street on parcels #70-04-19-400-016 and 70-04-19-400-017, running west off 136th Avenue north of Leonard Road. The request was tabled to allow the applicant time to provide a more detailed Site Plan, address street frontage requirements and to obtain an Ottawa County Road Commission permit.

Commissioner Dave Meekhof made a **motion** to un-table the proposal. Commissioner Ryan Arends offered a 2nd. The motion was unanimously approved.

New documents provided include;

- 1) An upgraded Site Plan prepared by Shultz Land & Water Consulting Inc., Montague, Mi, drawn by ARL, job number 19015, dated June 4, 2019.
- 2) An Ottawa County Road Commission permit to construct, operate, use, maintain within a County Right-of-Way, permit number 759909, dated May 30, 2019, signed by Natasha Bullerk.
- 3) Aerial images of the project location.

In the ensuing discussion, the Planning Commission expressed concern about a sharp 70 degree inside angle between the legs at the west end ‘turn around’ as depicted on the Site Plan and advised a 28 foot radius between the legs should be included to accommodate larger vehicles. Mr. Swears commented that he assumed it would be built that way. He also indicated the street surface will be gravel (not paved) for now.

Chairman Sanders opened the Hearing to public comments and none were offered.

With all issues satisfied, Commissioner Ryan Arends made a **motion**, via. **resolution** to approve the Private Street request contingent upon the 28 foot radius inside the 70 degree angle between street legs is built. Commissioner Roy Holmes offered a 2nd. The motion was unanimously approved.

B. Public Hearing – Zoning Amendment – Accessory Building Size

The Planning Commission has determined on its own initiative to revise Sections 3.02 (3) and (5) of the Zoning Ordinance, to increase the allowable residential accessory building gross floor area from 1000 to 1200 square feet and to allow more and/or larger accessory building(s) on larger residentially zoned lots as a Special Land Use.

Chairman Sanders opened the Hearing to the public and received favorable comments for the proposal.

After review and discussion, a **motion**, via. **Resolution** to recommend to the Township Board that the zoning ordinance amendment request be approved was made by Commissioner Roy Holmes. Commissioner Mike Munch offered a 2nd. The motion was unanimously approved.

C. Public Hearing - Zoning Amendment – Prohibition on Recreational Marijuana Establishments

The Township has determined on its own initiative that Recreational Marijuana Establishments should be prohibited from locating in Crockery Township.

The Planning Commission reviewed an ordinance amendment draft, proposing prohibition on land uses for recreational marijuana establishments and any other type of marijuana related businesses that are subject to licensing by the State Department of Licensing and Regulatory Affairs (LARA) under Michigan Initiated Law 1 of 2018, commonly known as the Michigan Regulation and Taxation of Marijuana Act (MCL 333.27951). It is noted that this proposed amendment does not prohibit provisions found in the Michigan Medical Marijuana Act (MCL 333.26421)

Chairman Sanders asked for public comment and none were offered.

Commissioner Ryan Arends made a **motion**, via. **resolution**, to recommend that the Township Board adopt the proposed Zoning Amendment. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved.

D. Site Plan Review - Wachter Development LLC

The Township has received a proposal from Wachter Development LLC, 16580 144th Avenue, Spring Lake, Mi. to construct a 38 foot by 70 foot (2660 square foot) addition to an existing building on parcel number 70-04-19-100-020, zoned I-1 light industrial, 8.65 acres. The addition is to serve as a shop for larger construction equipment.

Documents received by the Commission for this review include:

- 1) A Crockery Township Zoning Application for Site Plan Review signed by Joel Wachter and dated May 24, 2019.
- 2) A Planning and Zoning Review and comments by Z.A. Robert Toland dated June 18, 2019.
- 3) Comments from Prein & Newhof, engineer representing the Township, prepared by Kevin Kieft dated June 6, 2019.
- 4) Comments from the Crockery Township Fire Department, prepared by Scott Hemmelsbach, Fire Inspector SLFD, dated May 29, 2019.
- 5) An Overview Plan (sheet 1 of 2) and Site Plan Detail (sheet 2 of 2) prepared by Milanowski & Englert Engineering & Survey, 403 Oak Street, Spring Lake, Mi., job number 15921, drawn by TV/DRB, dated May 22, 2019.

- 6) Building plans, D1-floor plan and D2-building section, prepared by Tailored Building Systems division of Pioneer Construction, 550 Kirtland SW, Grand Rapids, MI., job number: Prelim, drawn by PRP, dated May 3, 2019.
- 7) An Ottawa County GIS aerial image of the subject parcel.

Applicants Joel and James Wachter, Andrew Milanowski (Milanowski & Englert) and Jim Simon (Tailored Building) were present for this review.

The material provided and the proposal was discussed at length resulting in a **motion** made by Commissioner Mike Munch to approve the Site Plan with 2 conditions:

- 1) That additional landscape screening between the new addition and 144th Avenue is included.
 - 2) That the building meets all Fire Inspector requirements.
- Commissioner Ryan Arends offered a 2nd. The motion was unanimously approved.

E. Site Plan Review - CJ Investments LLC

By reason of 'conflict of interest' Commissioners Roy Holmes (applicant) and Ryan Arends (engineering council) recused themselves for this portion of the meeting and took seats in the public gallery to represent this proposal. Jim Simon (Tailored Building) also continued presence for this review.

The Township has received a proposal from CJ Investments LLC c/o Roy Holmes, 11116 Fitzgerald Street to construct a 60 foot by 200 foot (12,000 square feet) building on parcel number 70-04-23-100-022, zoned I-1 Light Industrial, 10 acres. The parcel currently contains a 14,500 square foot building for a concrete construction business. The proposed building is for expansion of said business.

Documents received by the Commission for this review include:

- 1) A Planning and Zoning Review and comments by Z.A. Robert Toland dated June 18, 2019.
- 2) Comments from Prein & Newhof, engineer representing the Township, prepared by Kevin Kieft dated June 13, 2019.
- 3) Comments from the Crockery Township Fire Department, prepared by Scott Hemmelsbach, Fire Inspector SLFD, dated June 14, 2019.
- 4) A Site Plan prepared by Moore+Bruggink Consulting Engineers, 2020 Monroe Avenue, Grand Rapids, MI., project number: 190167.01, drawn by DMC, dated May 20, 2019, revised June 17, 2019.
- 5) A building plan prepared by Tailored Building Systems division of Pioneer Construction, 550 Kirtland SW, Grand Rapids, MI., job number: Prelim, drawn by PRP, dated June 7, 2019.
- 6) An Ottawa County GIS aerial image of the subject and adjacent parcels.

The materials were studied and discussed to the satisfaction of the Commission. A **motion** was made by Commissioner Rich Suchecki to approve the Site Plan with 2 conditions:

- 1) That an adequate buffer yard / screening is provided along 112th Avenue to comply with Article 22.03.
 - 2) That the building meets all Fire Inspector requirements.
- Commissioner Dave Meekhof offered a 2nd. The motion was unanimously approved.

Roy Holmes and Ryan Arends retook their seats with the Commission.

Agenda Item 8. Presentations

none

Agenda Item 9. Discussion Items

A. Nunica Main Street Overlay - Zoning Amendment (adopted by Board)

The Planning Commission received a copy of the final draft ordinance as adopted by the Board for informational purposes.

B. Design Standards for Service Drives

The Planning Commission received a proposed draft of the M-104 Overlay District Service Drives and Parking Lot Connections – Design and Construction Standards for review and to provide input in future meetings.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Ryan Arends at 9:02 p.m. Commissioner Roy Holmes offered a 2nd. The motion was unanimously approved.

Respectfully Submitted,

David Meekhof, Vice Secretary
Crockery Township Planning Commission

Next Regular Meeting – July 16, 2019