

Crockery Township

Regular Planning Commission Meeting
November 20, 2018
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:30 PM. Roll call was taken with Dave Meekhof, Bill Sanders, Rich Suchecki, Mike Munch and Roy Holmes present. Secretary Jon Overway and Ryan Arends were absent. Z.A. Robert Toland was 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 October 16, 2018 Regular Planning Commission Meeting. A **motion** was made to approve the minutes by Commissioner Mike Munch. Commissioner Rich Suchecki offered A 2nd. The motion was unanimously approved.

Agenda Item 4. Announcements

A. Township Board Report – Rich Suchecki

- 1) The Board reappointed Planning Commissioners Roy Holmes and Dave Meekhof to another term.
- 2) The Board accepted Z/A Robert Toland's recommendation to review the By-Laws of the Planning Commission and the Zoning Board of Appeals.

Agenda Item 5. Communications

Z/A Robert Toland informed the Commission that the Zoning Board of Appeals approved a zoning setback variance as requested by Versatile Wood Solutions (Sky High, LLC) by a vote of 3-2.

Agenda Item 6. Public Comment

Aaron Smith, 400 N. Causeway, Muskegon, introduced himself and stated he will be working with Greg Maki in a future rezoning request.

Agenda Item 7. Action Items

A. Sky High LLC – Site Plan Review (tabled September 18, 2018)

The Planning Commission considered a request from Sky High LLC to construct a 4,400 square foot storage building on parcel number 70-04-15-400-037 (4.6 acres), located at 11335 Apple Drive on September 18, 2018. The request was tabled to allow the applicant time to seek a dimensional variance from the Zoning Board of Appeals and to remedy other Planning Commission concerns with the site plan.

Commissioner Roy Holmes made a **motion** to un-table the Site Plan Review. Commissioner Mike Munch offered A 2nd. The motion was unanimously approved.

New documents provided include; 1) A letter from Z/A Toland to Sky High LLC (Versatile Wood Solutions), dated November 9, 2018, addressing the approved request for Variance and remaining Site Plan concerns. 2) An approval letter from the Ottawa County Water Resource Commission to Versatile Wood Solutions dated November 16, 2018. 3) A copy of the Resolution Regarding Request for a Variance from the Crockery Township Zoning Board of Appeals, October 18, 2018 meeting. 4) An elevation plan for the proposed building, prepared by Tailored Building Systems, Division of Pioneer Construction, Grand Rapids, Michigan, job number 18xxx/0018-731, dated November 12, 2018. 4) A revised site plan prepared by Rooks Architecture PC, Conklin, Michigan, commission number 1006, latest revision date August 1, 2018.

Mr. Mark Schroeder and the Planning Commission discussed the Site Plan. All concerns were addressed including; 1) the Variance where new construction will be no closer than seven foot to the north property line. 2) Connection to the existing building will have a firewall in between. 3) Twenty four foot, two way access drives with thirty four foot turning radiuses will be constructed and maintained. 4) Building height will be sixteen foot to the eaves. 5) Two additional parking spaces will be provided. 6) Outdoor lighting will be of down cast design. 6) The Soil Erosion and Sedimentation Control (SESC) permit is in place.

With all issues being satisfied and no other encroachments on the Township Ordinance or encumbrances to neighboring properties identified, Commissioner Roy Holmes made a **motion** to approve the Site Plan. Commissioner Dave Meekhof offered a 2nd. The motion was unanimously approved.

B. Greg Maki – Rezoning C-2 to C-3, Resolution of Intent to hold a Public Hearing

The Township has received a request from Greg Maki to rezone parcel number 70-04-19-200-006 (3.2 acres) located at 13662 Cleveland Street (M-104), from C-2 General Commercial to C-3 Highway Commercial.

A **motion**, via **Resolution** to hold a Public Hearing on Tuesday, December 18, 2018, at 7:30 p.m. was made by Commissioner Rich Suchecki. Commissioner Mike Munch offered a 2nd. The motion was unanimously approved.

C. Performance Standards – Revised Article 12 Planned Unit Development (PUD)

The Planning Commission will review the latest draft for proposed amendments to Article 12 at a later meeting when all Commissioners are present.

D. Miscellaneous Zoning Amendments – Resolution of Intent to Hold a Public Hearing

The Planning Commission received a draft proposal for miscellaneous Zoning Ordinance amendments to be further discussed at the next meeting.

Agenda Item 8. Presentations

A. Bylaws

The Planning Commission received three sample bylaws from other area Planning Commissions to peruse and glean ideas from, to make recommendations for updating and improving the current Crockery Township Planning Commission bylaws.

Agenda Item 9. Discussion Items

A. Southwest Quadrant Sub Plan

The Planning Commission received and reviewed a Future Land Use map for the proposed South West Quadrant Sub Plan zone. The Commission agreed the proposal is ready for public scrutiny. A **motion**, via Resolution to hold a Public Hearing on Tuesday, December 18, 2018, at 7:30 p.m. was made by Commissioner Mike Munch. Commissioner Rich Suchecki offered a 2nd. The motion was unanimously approved.

B. I-2 Heavy Industrial Zoning District

The Planning Commission reviewed the latest draft and further discussed the proposed I-2 Heavy Industrial zone, to be continued in subsequent meetings.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Mike Munch at 8:53 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 – December 18, 2018