

Crockery Township

Regular Planning Commission Meeting

October 18, 2016

(Approved)

Chairman Bill Sanders called the October 18, 2016, Regular Planning Commission Meeting to order at 7:31 P.M. Roll-call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, and Mike Munch present. Z/A Robert Toland also was present for this session.

Commissioner Roy Holmes 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 September 20, 2016, Regular Planning Commission Meeting. A motion was made to approve the minutes, as written, by Commissioner Mike Munch. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved.

The Commission also reviewed the minutes from the September 27, 2016, Special Planning Commission Meeting. A motion was made to approve the minutes, as written, by Commissioner Mike Munch. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved.

Agenda Item 4. Announcements

Commissioner Rich Suchecki reviewed average (vacant) land and home sale values, as provided by Joshua P. Morgan of the Ottawa County Equalization Department (Assessing Division).

Commissioner Suchecki also indicated that widening Leonard Road between 144th Avenue and 130th Avenue would take place in 2017 for the construction of a bike path.

Item 5. Communications

None.

Agenda Item 6. Public Comment

Chairman Bill Sanders asked for any public comments, no public comments were offered at this time.

Agenda Item 7. Action Items

A. Public Hearing – Special Land Use – Silver Vista LLC Self-Service Storage Units.

Commissioner Ryan Arends made **a motion** to continue the tabled standing of this matter until the November 10, 2016, Regular Planning Commission Meeting. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

B. Site Plan review – Dale Ten Brink -Conversion to Duplex.

Documents provided to the Commission for this public hearing include; (1) a site plan by Milanowski and Englert, Engineering and Surveying, Inc., 927 Beechtree Street, Suite 3, Grand Haven, Michigan, 49417, 616 847-4070, by T.V., Job #15264, dated April 22, 2016, (2) a Planning and Zoning Review by Z/A Toland, dated September 13, 2016, discussing this proposal on parcel #70-04-07-300-009, located at 14389 State Road, (3) a Construction Permit and Plan of Sewage Disposal System form, signed by Kimberly Wolters REHS, Ottawa County Health Department, Environmental Health Division, dated June 9, 2016, and (4) a letter by Dave Miller EVS, Ottawa County Health Department, Environmental Health Division, dated September 17, 2016, discussing their permit (item #3 listed above).

Mr. Dale Ten Brink was present for this review.

Mr. Toland provided a lead-in to the review by reminding the Commission this project was approved approximately a year ago as a tri-plex, contingent on approval from the County Health Department regarding the septic system design and usage.

The applicant, Mr. Ten Brink, has now submitted an amended site plan for converting the existing building to a duplex.

The Health Department has provided corrected documents for the Commission's consideration.

The Commission discussed the proposed site plan with Mr. Ten Brink at length, including issues of blacktop removal, screening, and the septic system.

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

After all discussion was complete and all interested parties heard, Commissioner Rich Suchecki made a **motion, via resolution**, to approve the site plan as submitted. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

C. Site Plan Review – Baker Engineering – Building Addition.

Documents provided to the Commission for this public hearing include; (1) a site plan by Pioneer Construction and Tailored Building Systems, 550 Kirtland Street, SW, Grand Rapids, Michigan, 49507, by T. Beltman, Job No. 0016-5xx, dated October 4, 2016, (2) a Planning and Zoning Review by Z/A Toland, dated October 18, 2016, discussing the proposed addition located at 17165 Power Drive, Parcel #70-04-16-300-025, and (3) a Crockery Township Zoning Application, signed by Jack Jerovsek, dated October 4, 2016.

Mr. Jerovsek was present for this review.

Mr. Toland provided a lead-in to the discussion by citing the information in his Planning and Zoning review, including the current zoning status (I-1 Light Industrial), parking issues, size of the addition (3168 Sq. ft. for warehousing), and setbacks.

Mr. Jerovsek indicated the addition is intended for material storage for their expanding manufacturing needs. Mr. Jerovsek stated he has fifteen employees at this business.

The Commission discussed the proposed project at length with Mr. Jerovsek, including access, drainage, location of the addition and hard surface locations, and parking requirements. Due to the nature of the business, the Commission recommended the parking requirements be waived.

Chairman Bill Sanders asked for public comment. No public comment was offered.

After all discussion was complete and all interested parties heard, Commissioner Dave Meekhof made a **motion**, to approve the site plan as submitted, and waive the parking requirements. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

Agenda Item 8. Presentations.

The Commission and Mr. Toland continued the review of the detailed draft regarding the proposed revisions to Article 21 – Signs, as prepared by Attorney James R. Brown, making several recommendations for further consideration.

Agenda Item 9. Discussion Items

Reminder: The Commission made an observation that the November session falls on the 15th, a date which makes it difficult to reach a quorum of Commission members. **The November Regular Planning Commission Meeting date has been changed to Thursday, November 10, 2016, at 7:30 P.M., at the Township Hall.**

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Mike Munch at 9:40 P.M. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Meetings: Regular Session(s) – November 10, 2016 (**this is a Thursday**)

Special Session(s) - TBD