

Crockery Township

Regular Planning Commission Meeting

April 20, 2021

Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:30 P.M. Roll call was taken with Commissioners, Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, and Roy Holmes, present. Z.A. Robert Toland and Attorney for the Township, Ronald M. Redick, were also present for this meeting.

Commissioner Mike Munch was absent.

There were three persons seated in the public gallery, including Township Supervisor Erik Erhorn.

Agenda Item 2. Approval of the Agenda

Approved as submitted.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the March 16, 2021, Regular Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Dave Meekhof. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

Agenda Item 4. Announcements

Commissioner Rich Suchecki indicated the Board was considering Fire Department issues, including the acquisition of a back-up generator, and improved lighting in the fire barn. Commissioner Suchecki also advised the Board had approved recommendations from the Commission regarding the I-2 Industrial District and agricultural buildings. Suggested amendments to the CH District were returned to the Commission for further consideration and will be discussed at this session.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

Supervisor Erik Erhorn requested the Commission review the Township's pond ordinance and consider reducing associated fees and pond construction requirements. The Commission indicated a review would take place.

Agenda Item 7. Action Items

A. Priced Right Auto – Site Plan Amendments.

Documents provided to the Commission for this site plan review include; (1) a site plan by Feenstra & Associates, Inc., Civil Engineers & Surveyors, 7482 Main Street, Jenison, Michigan, 49428, 616 457-7050, revised February 23, 2021, amended April 1, 2021, (2) a Planning and Zoning Review by Z/A Toland, dated April 20, 2021, discussing this project, (3) a memo authored by Z/A Toland, dated February 2, 2021, addressed to Mr. John Stuyfzand, Priced Right Auto, discussing the need for a further review before the Commission and pointing out deficiencies and actions that need to be taken, (4) a memo by Kevin Kieft, Prein & Newhof (Engineers for the Twp.), dated January 25, 2021, addressed to Z/A Toland, providing an evaluation of the Priced Right Auto construction, with photographs, (5) an Ottawa County Public Health sewage system inspection approval form, dated October 26, 2020, signed by Ryan McCarthy, (6) a memo from Dave Hudson., Spring Lake Fire Department, Fire Inspector, to Tammie Anderson (Crockery Twp. Staff), dated February 2, 2021, stating final inspection approval for Priced Right Auto, (7) an Ottawa County Soil Erosion & Sedimentation Control permit, dated December 18, 2020, Permit #13355, issued by Jon Braxmaier, (8) an Ottawa County Health Department (GIS) overlay of Parcel 70-04-16-400-010, dated October 26, 2020, showing sewage system components, and (9) a sketch plan provided by Ted Solow, former owner of the parcel (010), reviewed/approved March 21, 2006, by the Planning Commission.

Mr. John Stuyfzand of Priced Right Auto was present for this site plan review.

A motion to take this matter from the table and re-open discussion was offered by Commissioner Rich Suchecki. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

Z/A Toland, again, provided a brief history of this project, and explained there are a number of inconsistencies between what is shown on the (amended) site plan and what has actually been constructed, that still need to be corrected.

The Commission reviewed the amended site plan, and Mr. Toland's Planning and Zoning Review with Mr. Stuyfzand in detail.

Issues that need to be correctly shown on the site plan include; (1) The over-head doors on the building need to be shown, (2) the twenty-five feet of eight-foot high fencing needs to be removed, as it is no longer required due to property acquisition by Mr. Stuyfzand, (3) all present,

striped parking locations need to be accurately depicted on the site plan, (4) The proposed driving aisle between the parking spaces and the west side of the building needs to be stated at a minimum of twenty-four feet, rather than the nineteen feet indicated on the site plan (25 feet is actually present), and (5) the surface area over the septic system should be shown as natural surface/grass, rather than aggregate.

Mr. Toland's Planning and Zoning Review also states the proposed service drive easement must be officially recorded.

After all discussion was complete, Commissioner Ryan Arends made **a motion** to again table this site plan review until the specified issues (listed above) are addressed. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved by the Commission.

Agenda Item 8, Presentations

None.

Agenda Item 9. Discussion Items

A. Zoning Amendment – CH Zoning District Site Plan Review.

Supervisor Erhorn reviewed draft language of Article 10, CH Commercial Horticultural District, with the Commission. Supervisor Erhorn asked the Commission to reconsider certain aspects of the language, including 10.02 Use Regulations; 3. Ancillary office and retail facilities used in connection with the retail or wholesale trade in plants, trees, or shrubs, and 4. Facilities used in connection with the retail or wholesale trade in plants, trees, shrubs; facilities used in the storage, assembly and fabrication of ancillary products used in connection with the retail or wholesale trade in plants, trees, or shrubs. Supervisor Erhorn felt this area may need stronger over-sight by the Commission.

Section 10.02, 7., which deals with ponds, retention and detention basins, and management of storm water and irrigation, was also discussed and may be adequately addressed by the Township's pond ordinance, rather than reiterated in this article.

Mr. Toland will prepare an updated draft, based on this discussion, for further consideration.

B. I-96 East Sub Plan Amendment.

At this point in time, there is little interest by the residents of the affected area to proceed. No further action is intended on this issue until the need arises.

C. 136th Avenue dual Zoning.

Mr. Toland pointed out there are several parcels along the westside of 136th Avenue, between Leonard Road and Cleveland Street, that still are dually zoned, something the Township has sought to correct through planning over the years. This circumstance came to light by way of a parcel split request, which becomes complicated by the dual zoning status.

The Commission reviewed and discussed the affected parcels and asked Mr. Toland to provide a detailed recommendation for rezoning this area, based on use and current zoning. Mr. Toland will prepare a recommendation for further consideration.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Ryan Arends at 8:27 P.M. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Regular Meeting - May 18, 2021
Next Special Meeting - TBD