

Crockery Township

## **Regular Planning Commission Meeting**

**August 20, 2019**

**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, Mike Munch, and Roy Holmes present. Attorney Ron M. Redick and Z.A. Robert Toland were also present for this meeting.

There were three persons seated in the public gallery.

### **Agenda Item 2. Approval of the Agenda**

Approved as submitted.

### **Agenda Item 3. Approval of Minutes**

The Commission reviewed the minutes from the July 16, 2019, Regular Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Mike Munch. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. The motion was unanimously approved.

### **Agenda Item 4. Announcements**

None.

### **Agenda Item 5. Communications**

None.

### **Agenda Item 6. Public Comment**

Supervisor Leon Stille spoke to the history and current standing of the M-104 Corridor Overlay District, specifically supporting the concept of service drives and connected parking areas now required by Ordinance. Mr. Redick also commented on the requirements associated with service drives found in the Ordinance.

## **Agenda Item 7. Action Items**

### **A. Zaidel – Special Land Use – Pond- Public Hearing.**

The Planning Commission has received a request from James Zaidel for a Special Land Use permit to construct a 7,100 SF pond on Parcel #70-04-03-400-013, 2.74 acres, located at 18729 112<sup>th</sup> Avenue. This parcel is currently zoned Ag-2 Rural/Agricultural Preservation.

Documents provided to the Commission for this hearing include; (1) a Planning and Zoning Review by Z/A Toland, dated August 20, 2019, discussing this proposal, (2) a Site Plan by Driesenga & Associates, Inc., Grand Rapids, Michigan, Project 1910016.1A, as amended May 22, 2019, by ARG, with attached cross-section B – B, (3) a Crockery Township Zoning Application, signed by James Zaidel, dated June 7, 2019, (4) a color Ottawa County GIS aerial showing subject parcel and surrounding plots, and (5) an EGLE permit #WRP016585v.1, dated June 5, 2019, issued by Bonnie Broadwater, Grand Rapids District Office.

Mr. James Zaidel was present for this hearing.

Chairman Bill Sanders open the public hearing.

Mr. Toland provided a lead-in to the discussion, covering his Review and stating Mr. Zaidel had acquired the necessary local and State permits.

The Commission discussed the request with Mr. Zaidel and reviewed the site plan. The Commission found the proposal to be acceptable.

Chairman Sanders asked for public comment. None was offered.

After all discussion was complete, and all interested parties were heard, a **motion, via resolution**, was made by Commissioner Ryan Arends to approve this Special Land Use, a 7100 SF pond, to be constructed on Parcel #70-04-03-400-013. A 2<sup>nd</sup> was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the Commission.

## **Agenda Item 8. Presentations**

### **A. Proposed Zoning Amendments – Signs, Accessory Buildings, Others.**

The Commission discussed the draft language provided, which included amendments regarding Real Estate Signs, Accessory Buildings, Parking Lot Connectors (definition), Service Drives (definition), Waterfront Setback Averaging, Uses Allowed by Right in AG-1 District, Special Land Uses in R-5 District, Fence Permits, Re-Alphabetizing of several sections.

The Commission reviewed and discussed the draft, making several changes and deletions to the proposed language.

**A motion, via resolution,** was made by Commissioner Rich Suchecki to Hold a Public Hearing regarding these proposed zoning amendments on Tuesday, September 17, 2019, at 7:30 P.M., at the Township Hall. A 2<sup>nd</sup> was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

Mr. David Willis was made aware of how to access a copy of the proposed language prior to the public hearing.

**Agenda Item 9. Discussion Items**

A. Design Standards for service drives.

A brief discussion took place on the matter, including increasing drive width to 24 feet.

B. Discuss areas for potential rezoning.

No Action at this time.

**Agenda Item 10. Adjournment**

A **motion** to adjourn was made by Commissioner Mike Munch at 9:04 P. M. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary  
Crockery Township Planning Commission

Next Regular Meeting - September 17, 2019

Next Special Meeting - TBD