

Crockery Township

Regular Planning Commission Meeting
February 18, 2020
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:32 P.M. Roll call was taken with Commissioners Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, and Rich Suchecki, present. Z.A. Robert Toland was also present for this meeting.

Commissioners Mike Munch and Roy Holmes were absent.

There were ten 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 January 21, 2020, Regular Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Ryan Arends. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved.

Agenda Item 4. Announcements

Commissioner Suchecki advise the Board had recently approved the recommended zoning changes for Section 6 of the Township.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

Chairman Bill Sanders asked for public comment. None was offered at this time.

Agenda Item 7. Action Items

A. Public Hearing – Rezoning C-1 to C-3 – Priced Right Auto Sales.

The Planning Commission has received a request from John Stuyfzand to rezone parcel 70-04-16-400-010 (3 acres), located at 12257 Cleveland Street, from C-1 Neighborhood Commercial to C-3 Highway Commercial. The request is consistent with the Township's Master Plan (future land use mapping).

Documents received by the Commission in this matter include; (1) a site plan by Feenstra and Associates, Inc., Civil Engineers and Surveyors, 7482 Main Street, Jenison, Michigan, 49428, 616 457-7050, by Adam Feenstra, dated January 16, 2020, and amended February 13, 2020, (2) a Planning and Zoning Review by Z/A Toland, dated February 18, 2020, discussing this proposal, (3) a Crockery Township Zoning Application, signed by John Stuyfzand, dated January 23, 2020, and (4) an e-mail of support issued by Mike Murphy, dated February 3, 2020.

Mr. John Stuyfzand was present for this hearing.

Chairman Sanders opened the public hearing.

Mr. Toland covered the information found in his Planning and Zoning Review for those present, including a description of the property and surrounding parcels, the intended use purported by Mr. Stuyfzand, that the parcel met the dimensional requirements, and the request was consistent with the Township's Master Plan, among other details.

Mr. Stuyfzand found Mr. Toland's summary accurate and had nothing further to add.

Chairman Sanders asked for public comment. Chairman Sanders noted the e-mail of support by Mike Murphy. No other public comments were offered.

The Commission discussed the proposed zoning change and found it to be acceptable, based on the Master Plan and other existing circumstances cited in the documentation provided.

Commissioner Ryan Arends made a **motion, via resolution**, to recommend to the Township Board the request by Mr. Stuyfzand to rezone parcel #70-04-16-400-010 from C-1 Neighborhood Commercial to C-3 Highway Commercial be approved. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the Commission.

B. Site Plan Review – Priced Right Auto Sales.

The Planning Commission has received a request from John Stuyfzand to construct an 11,900 SF (70' X 170') addition to an existing 2,048 SF commercial building, totaling 13,948 SF, on parcel #70-04-16-400-010, located at 12257 Cleveland Street, an existing commercial site, for a used car sales operation.

Documents received by the Commission in this matter include; (1) a site plan by Feenstra and Associates, Inc., Civil Engineers and Surveyors, 7482 Main Street, Jenison, Michigan, 49428, 616 457-7050, by Adam Feenstra, dated January 16, 2020, and amended February 13, 2020, (2) a Planning and Zoning Review by Z/A Toland, dated February 18, 2020, discussing this proposal, (3) a Crockery Township Zoning Application, signed by John Stuyfzand, dated January 19, 2020, (4) an e-mail by Teresa & Daryl German, 12225 Cleveland Street, dated February 18, 2020, asking for appropriate screening consideration, (5) a review by Kevin S. Kieft, P.E., Prein & Newhof, engineers for the Township, dated February 6, 2020, discussing this proposal, and (6) a Plan Review by Scott Hemmelsbach, Fire Inspector SLFD, dated January 23, 2020, discussing this proposal.

Mr. John Stuyfzand was present for this hearing.

The Commission, Mr. Toland, and Mr. Stuyfzand discussed the information provided in the site plan, Mr. Kieft's engineering review, Inspector Hemmelsbach's review, and Mr. Toland's review, in detail and at great length. Discussion included issues of lighting, paved surface locations, fire safety recommendations (including Knox box and clear width considerations), landscaping and screening recommendations, drainage and parking recommendations, Set-back and M-104 Overlay requirements (including service drive/connected parking lots), septic system approval, application for signage, among other details.

Mr. Stuyfzand also provided construction elevation views of the proposed building and discussed appearance of the structure, particularly of the south and west sides, which will be two-toned colored steel siding.

Mr. Stuyfzand was reminded that any potential approval is contingent on the Township Board's approval of the zoning change from C-1 to C-3.

Teresa and Daryl German, 12225 Cleveland Street, own a home adjacent to (east of) Mr. Stuyfzand's property. The Commission discussed screening measures with the Germans and Mr. Stuyfzand at length, in particular an 8' fence, placed to screen the German's home from undue lighting disturbance and other view issues.

The Commission requested a copy of Mr. Kieft's review be provided to Mr. Stuyfzand.

After discussing the site plan at length, the Commission was inclined to approve the plan with eight (8) contingencies, as listed in the motion.

Commissioner Jon Overway made **a motion, via resolution**, to approve the proposed site plan offered by Mr. Stuyfzand to construct an 11,900 SF (70' X 170') addition to an existing 2,048 SF commercial building, totaling 13,948 SF, on parcel #70-04-16-400-010, located at 12257 Cleveland Street, an existing commercial site, for a used car sales operation, with the following contingencies; (1) approval of the recommended zoning change from C-1 to C-3 by the Township Board, (2) a separate application must be made for signage of the business and is not included in this conditional approval, (3) Fire Department Inspector for the Township must approve site plan amendments for clear width and Knox box placement, (4) Service

drive/connected parking lot easement must be shown on amended site plan per M-104 Overlay requirements, (5) Lighting height, placement, and type (100 cut-off) must be shown on the amended site plan, (6) all paved surfaces must be correctly shown on the amended site plan, (7) the display area must be correctly shown on the amended site plan, and (8) an 8 foot high solid screening fence must be shown on the amended site plan. The amended site plan must be received by the Township prior to the issuance of any construction permits. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

C. Public Hearing – Zoning Amendment – 1500 Plant Marijuana Growers.

The Township Board has indicated an existing medical marijuana grower business has an interest in expanding the number of plants it may grow.

Therefore, the Planning Commission has suggested revisions to certain provisions in the Crockery Township Zoning Ordinance, specifically;

Amend Section 11.02.5 of the Zoning Ordinance of the Township of Crockery to read in its entirety as follows; A Medical Marijuana Grower Facility established by the holder of a Township Medical Marijuana grower facility permit and which has been issued a Medical Marijuana Grower State Operating License that is valid and effective.

Chairman Bill Sanders opened the public hearing.

Mr. Toland advised the (above listed) proposed language simply strikes the phrase related to the class of the grower's license, however, still subjects growers to all other regulating Township Ordinance. This allows the Township to consider all the classifications related to growers.

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

The Commission briefly discussed the proposed amendment.

Commissioner Rich Suchecki made a **motion, via resolution**, to recommend to the Township Board to approve the amendment to Section 11.02 of the Zoning Ordinance; Medical Marijuana Grower Facility. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

D. Zoning Amendments (tabled) – Lot Depth to Width Ratio, Adjacent Non-conforming Lots, Parcel Size Discrepancy for AG Buildings in AG Zoning Districts, Small Accessory Building.

Commissioner Dave Meekhof made a **motion** to take this issue from the table and continue the discussion. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved.

The Commission continued to discuss and consider the draft language. The Commission would like further input from legal counsel before continuing discussion in this matter.

Commissioner Ryan Arends made a **motion** to further table this issue until March 17, 2020, pending further information. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved.

Agenda Item 8. Presentations

A. Zoning Amendment – Private Street Maintenance Agreement.

The Commission reviewed and discussed the draft language presented by Mr. Toland. The Commission found the language in the proposed draft acceptable.

Amend Section 3.35.2, Private Street Application Requirement, regarding a road maintenance or restrictive covenant agreement, and, Section 3.35.9, Existing Private Streets and Easements, regarding private streets extended in length being brought into compliance with a turn-around provided at end of the private street.

Commissioner Dave Meekhof made a **motion, via resolution**, to hold a public hearing in this matter on Tuesday, March 17, 2020, at 7:30 P. M., at the Township Hall. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved by the Commission.

B. Special Land Use – In-Depth Excavation LLC – PMR Permit Application – Resolution of Intent to Hold a Public Hearing.

In-Depth Excavation LLC, C/O Robert Holmen, has made a request for a Special Land Use permit for a Planned Mineral Removal from Parcels #70-04-16-300-001 & 70-04-16-300-002 to remove an estimated 168,000 cubic yards from an existing pond, 71,000 cubic yards from an area north of the existing pond, and 42,000 cubic yards from an area east of the existing pond, totaling 281,000 cubic yards. These parcels are currently zoned I-1 light Industrial.

Documents provided to the Commission at this time include; (1) a Site Plan by Nederveld, 347 Hoover Blvd., Holland, Michigan, 49423, 616 393-0449, by WDS, Dated February 2, 2020, Project #19201202, (2) a Crockery Township Zoning Application, signed by Robert Holmen, dated February 11, 2020, (3) a Project Narrative, dated February 13, 2020.

The Commission briefly discussed the proposed PMR.

A request was made to Chairman Bill Sanders by Commissioner Dave Meekhof to be excused from any further deliberations in this matter due to a conflict of interest. Commissioner Meekhof explained his company has been asked to assist in marketing the excavated materials from this proposed project. Chairman Sanders advised Commissioner Meekhof he will be excused from any further participation in this matter.

Commissioner Ryan Arends **made a motion, via resolution**, to bring this matter to a public hearing on Tuesday, March 17, 2020, at 7:30 P.M., at the Township Hall. A second was offered by Commissioner Rich Suchecki. The motion was unanimously approved.

Agenda Item 9. Discussion Items

A. Discuss areas for potential rezoning.

No further discussion at this time.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Ryan Arends at 9:26 P. M. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Regular Meeting - March 17, 2020

Next Special Meeting - TBD