

Crockery Township

Regular Planning Commission Meeting
July 21, 2020
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:43 P.M. Roll call was taken with Commissioners Dave Meekhof, Jon Overway, Bill Sanders, Rich Suchecki, Mike Munch, and Roy Holmes present. Z.A. Robert Toland and Attorney Ron M. Redick were also present for this meeting.

Commissioner Ryan Arends was absent.

There were six 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 June 16, 2020, Regular Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Rich Suchecki. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

Agenda Item 4. Announcements

Commissioner Suchecki advised there will be a ribbon cutting ceremony for the North Bank Trail on July 23, 2020, at 4:30 P.M. The ceremony will be conducted on the portion of the Trail adjacent to the Township's Fire Department facilities.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

Mr. Gerald Hawk Dobbins introduced himself to the Commission, indicating he was new to the Township and owns property adjacent to South Street in Nunica. Mr. Dobbins has an interest in opening a distilled spirits production facility on his property in the future. Chairman Sanders welcomed him to the Township and the Commission indicated they would look forward to his proposal.

Agenda Item 7. Action Items

A. Public Hearing – Zoning Amendments – Chickens on Parcels Less Than One Acre.

The Planning Commission has determined, on its own initiative, to revise certain provisions in the Crockery Township Zoning Ordinance, specifically; to Amend Article 3, Keeping of Animals, Section 3.21.4 to allow chickens on parcels of less than one acre in size.

Chairman Sanders opened the public hearing.

Mr. Toland provided the Commission with a draft of the proposed amendment. Mr. Toland further advised Table A specifically addressed the R1-A zoning district, while Table B addressed the remainder of the residentially zoned districts (R-1, R-2, R-2A, R-3, R-4, R-5). Table A allowed for four (4) hens on parcels of one acre or less, and increased the number of hens based on parcel size; 8 on 1-2 acres, 12 on 2-3 acres, 16 on 3-4 acres, and 25 on more than 4 acres. Table B allowed for four (4) hens on parcels of one acre or less, and increased the number of hens based on parcel size; 8 on 1-2 acres, 12 on 2-3 acres, 16 on 3-4 acres, and 20 on more than 4 acres. Both tables disallowed ducks, geese, and other fowl, on parcels of less than two acres.

Chairman Sanders asked for public comment.

Mr. Dave Willis asked if fencing or housing is required. The Commission indicated they must be kept on the owner's property via fencing.

Supervisor Leon Stille asked the Commission to consider a small number of ducks be allowed on parcels of at least one acre. Mr. Stille indicated, although not as popular as chickens, Township residents do keep ducks, which should be allowed for, even if minimal in numbers.

The Commission was agreeable to crating a table line for ducks as follows; 0 – Less than one acre, 3 on 1-2 acres, 6 on 2-3 acres, 9 on 3-4 acres, 25 on more than four acres in the R-1A zoned district. In the remaining residential districts (R-1, R-2, R-2A, R-3, R-4, R-5), ducks would be allowed as follows; 0 – Less than one acre, 3 on 1-2 acres, 4 on 2-3 acres, 6 on 3-4 acres, 10 on more than four acres.

Geese and other fowl in the R1-A District would be limited to; 0 -Less than one acre, 0 on 1-2 acres, 6 on 2-3 acres, 9 on 3-4 acres, 25 on more than four acres. In the remaining residential districts (R-1, R-2, R-2A, R-3, R-4, R-5), geese and other fowl would be allowed as follows; 0 – Less than one acre, 0 on 1-2 acres, 4 on 2-3 acres, 6 on 3-4 acres, 10 on more than four acres.

After all interested parties were heard, Chairman Sanders closed public comment.

The Commission felt the discussion produced reasonable amendments to the draft proposal, which will be placed in the resolution language.

After all interested person were heard, and all discussion complete, Commissioner Jon Overway made a **motion, via resolution**, to recommend to the Township board, the proposed amendments to Article 3, Keeping of Animals, Section 3.24.4, including Tables A and B, as amended and stated above, be approved. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

B. In-Depth Excavation LLC – Planned Mineral Removal.

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, In-Depth Excavation, dated February 11, 2020, (3) a Project Narrative, dated February 13, 2020, (4) a Planning and Zoning Review by Z/A Robert Toland, dated March 17, 2020, discussing this issue, (5) a Review by Kevin S. Kieft, PE, Prein & Newhof, Engineers for the Township, dated March 5, 2020, discussing this proposal, and (6) Real Estate Summary Sheets for parcels 001 & 002.

The Commission is awaiting further information on this proposed project. It is believed In-Depth Excavation may be in the process of acquiring the needed State permits.

Commissioner Rich Suchecki made a **motion**, to continue tabling this proposal until the Applicant is ready to present their proposal. A second was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Agenda Item 8. Presentations

None.

Agenda Item 9. Discussion Items

A. Discuss areas for potential rezone.

Supervisor Leon Stille indicated there may be an issue with the North Bank Trail affecting the last mile, as it approaches 96th Avenue, in Sections 13 and 24 of the Township. The issue, in part, may be resolved by a rezone of certain properties.

Mr. Toland will prepare an exhibit for the Commission to review at the August Regular Meeting.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Roy Holmes at 8:24 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 – August 18, 2020