

Crockery Township

**Regular Planning Commission Meeting**  
**March 15, 2016**  
**(Approved)**

Chairman Bill Sanders called the meeting to order at 7:35 PM. Roll call was taken with Dave Meekhof, Bill Sanders, Ryan Arends, Rich Suchecki, Mike Munch and Roy Holmes present. Secretary Jon Overway was absent. Z/A Robert Toland was also present for this meeting.

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

Approved as Submitted.

**Agenda Item 3. Approval of Minutes**

The Commission reviewed the minutes from the February 16, 2016 Regular Planning Commission Meeting. A **motion** was made to approve the minutes as written by Commissioner Ryan Arends. A 2<sup>nd</sup> was offered by Commissioner Mike Munch. The motion was unanimously approved.

**Agenda Item 4. Announcements**

A. Township Board Report

Commissioner Rich Suchecki announced that new 'Township' signs have been ordered to be placed along roadsides delineating the Township borders.

**Agenda Item 5. Communications**

Commissioner Rich Suchecki provided the Commission with a document titled 2015-Year in Review, summarizing Building Permits for the year.

**Agenda Item 6. Public Comment**

None

**Agenda Item 7. Action Items**

**A. Public Hearing (tabled) – Home Occupation - Grzybowski**

Z/A Robert Toland informed the Commission that Walter Grzybowski is not ready to proceed with his proposal. The application remains tabled.

**B. Public Hearing (tabled) – Babcock**

The Township has received a request from Shawn James on behalf of Travis Babcock for a Special Land Use permit to construct a pond on parcel number 70-04-07-100-039, located on Ranger Court, a private street off Taft Street. A new document was provided to the Commission, an aerial view of the property depicting location and setbacks for a smaller proposed pond, location of the future dwelling, spoils placement area and other relevant data.

Chairman Bill Sanders opened the Public Hearing.

A **motion** was made by Commissioner Rich Suchecki to take the application off the table for further review. A 2<sup>nd</sup> was offered by Commissioner Ryan Arends. The motion was unanimously approved.

Those present for this hearing were Shawn James, 18739 144<sup>th</sup> Avenue, Spring Lake; Margaret Babcock, 16556 Taft, Spring Lake; and citizen (neighbor) Patricia Kitchen, 14170 Taft.

Z/A Robert Toland led in with a summarization of the application. Shawn James confirmed with a narrative of the aerial view document. Patricia Kitchen stated she was present to make sure everything was legal. Shawn James added that he had contacted Jenny Bolt at the Michigan Department of Environmental Quality (MDEQ), that there are no wetland concerns and provided the Township with supporting documentation.

All public comments heard, the Commission found the request to be in compliance with Township Ordinance and a **motion** to approve the request was made by Commissioner Rich Suchecki. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Chairman Bill Sanders closed the Public Hearing.

**C. Zoning Ordinance Amendments – Resolution of intent to hold a Public Hearing**

The Planning Commission, on its own initiative, is proposing to amend the Crockery Township Ordinance for enhanced harmonization with current conditions and the Township Comprehensive Plan. The contents of the proposed changes and additions are of the following parts:

C-1 Neighborhood Commercial District  
C-2 General Commercial District  
C-3 Highway Commercial District  
Performance Guarantees  
Special Land Uses  
Existing Lots of Record  
Home Occupations in Accessory Buildings  
Editorial Corrections  
Other Matters

The Commission reviewed Draft No. 3 of the proposal. A **motion** was made by Commissioner Mike Munch to hold a public hearing in this matter on April 19, 2016, at 7:30 PM, at the Township Hall. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. The motion was unanimously approved.

### **Agenda Item 8. Presentations**

#### **A. Zoning Map Changes**

Z/A Robert Toland provided a proposed updated Zoning Map to coincide with the proposed Township Ordinance amendments. The Commission discussed it at length and requested several changes. A new map reflecting the requests will be presented in a future meeting for further review.

### **Agenda Item 9. Discussion Items**

No discussions

### **Agenda Item 10. Adjournment**

A **motion** to adjourn was made by Commissioner Roy Holmes at 9:00 PM. A 2<sup>nd</sup> was offered by Commissioner Ryan Arends. The motion was unanimously approved.

Respectfully Submitted,  
David Meekhof, Vice Secretary  
Crockery Township Planning Commission

Next Meetings: Regular Session - April 19, 2016  
Special Session - TBD