

Crockery Township

Regular Planning Commission Meeting
March 19, 2019
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:31 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 was also present for this meeting.

Commissioner Mike Munch was absent.

There were seven 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 February 19, 2019, Regular Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Rich Suchecki. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Agenda Item 4. Announcements

None.

Agenda Item 5. Communications

Memo issued by Mr. Mark Schroeder, dated March 3, 2019, addressed to Supervisor Leon Stille, discussing the Nunica Main Street Overlay District. Copies made available to the Commission.

Agenda Item 6. Public Comment

Supervisor Stille asked that the Commission to consider further input regarding the proposed Nunica Main Street Overlay District prior to taking further action on this zoning ordinance amendment. The Commission advised it will remain open for additional comments in this matter.

Agenda Item 7. Action Items

A. Silver Vista SLU – Public Hearing.

The Planning Commission has received a request from Silver Vista LLC for a Special Land Use permit to amend the original site plan, expanding the self-service storage facilities on parcel #70-04-23-100-016 (3.68 acres), located at 11080 Cleveland Street, which is presently zoned C-1 Commercial.

Documents provided to the Commission for this action include; (1) a site plan by Driesenga & Associates, Inc., Job #1610366.1B, dated February 12, 2019, Drawn by ARG, Designed by TLH, including, title Sheet, Existing Topographic Plan, Site Plan and Landscaping Plan, Storm Sewer Plan, Grading and SESC Plan, and other Details, as amended March 18, 2019, (2) a Planning and Zoning Review by Z/A Toland, dated March 19, 2019, discussing this proposal, (3) a review by Kevin S. Kieft, P. E. of Prein & Newhof, engineers for the Township, dated March 8, 2013, discussing this proposal, (4) a Crockery Township Zoning Application, signed by A, J. Veneklasen, dated February 9, 2019, (5) a drainage approval letter, signed by Joe Bush, Ottawa County Water Resources, dated March 19, 2019, (6) a memo from Schultz Land & Water Consulting, Inc., issued by David L Schultz, P. E., to Mr. Cole, OCWRC, dated March 18, 2019, recommending draining approval for this project, (7) a copy of Silver Vista LLC self-storage rental agreement, with attached proposed tenant restrictions, dated March 19, 2019, (8) a color aerial of subject parcel, showing existing structure and adjacent property, and (9) a review by Scott Hemmelsbach Fire Inspector SLFD, dated February 13, 2019, discussing this proposal.

Chairman Bill Sanders opened the public hearing.

Mr. Steve Krommendyke, of Silver Vista LLC, Mr. Nick Cadarette, of A. J. Veneklasen, Inc., and Ms. Tracy Hutchinson, Of Driesenga & Associates, Inc., were present for this public hearing.

Mr. Toland provided a brief history of the Silver Vista LLC storage facility presently located on Cleveland Street and presented the information found in his Planning and Zoning Review.

Ms. Hutchinson presented the site plan on behalf of Silver Vista, to include an amended plan, showing further storm water drainage detail.

Mr. Cadarette commented further on engineering and construction details.

The Commission discussed the detail found in the site plan at length, including drainage, signage, landscaping, proposed structure construction and appearance (color scheme), lighting, pavement, and other details of this proposal.

The Commission agreed to waive the 30% façade requirement for this project due to the position of the structures, in particular the proposed structure parallel to Cleveland Street, as this structure is proposed 6-7 feet below the roadway grade of Cleveland Street, and will present a limited view from the roadway.

The Commission also discussed lighting with the Silver Vista LLC representatives present, and agreed upon a maximum of four downcast, wall-pack style lighting units, per side of the proposed new storage units.

It was further noted that no new signage is being proposed at this time and none is reflected on the site plan.

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

After all interested parties were heard and all discussion in this matter was complete, Commissioner Dave Meekhof made **a motion** to approved this Special Land Use, and the amendments to the (original) site plan, with conditions; (1) waiving the 30% façade requirement, and (2) limiting the down-cast, wall-pack lighting to a maximum of four units per side of the newly proposed structures. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

B. Willis – Zoning Amendment – Resolution of Intent to Hold a Public Hearing.

The Commission has received a request from Mr. David Willis to remove the maximum square footage limitation of accessory buildings in residential zoning districts.

Mr. Willis was present for this action.

The Commission engaged in a preliminary discussion with Mr. Willis to better understand the nature of his request.

After this discussion was complete, Commissioner Rich Suchecki made **a motion, via resolution**, to hold a public hearing in this matter on Tuesday, April 16, 2019, at 7:30 P. M., at the Township Hall. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

Agenda Item 8. Presentations

None.

Agenda Item 9. Discussion Items

A. Nunica Main Street Overlay District.

No action taken at this time, awaiting further input.

B. Separation requirements on all types of medical marijuana facilities in the I-1 District.

The Commission is seeking further detail regarding this proposal.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Roy Holmes at 9:25 P. M. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Regular Meeting - April 16, 2019