

Crockery Township

**Regular Planning Commission Meeting**  
**May 21, 2019**  
**Approved Minutes**

Chairman Bill Sanders called the meeting to order at 7:37 P.M. Roll call was taken with Commissioners Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, and Roy Holmes present. Attorney Ron M. Redick and Z.A. Robert Toland were also present for this meeting.

Commissioner Mike Munch was absent.

There were twelve 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 April 23, 2019, Special 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 Roy Holmes. The motion was unanimously approved.

**Agenda Item 4. Announcements**

Commissioner Suchecki advised the Board accepted the Commissions position regarding the Willis request (denial of SF cap elimination for accessory buildings in residential districts).

Commissioner Suchecki further stated the Board has chosen to opt out of developing regulations for management of recreational marijuana businesses at this point.

**Agenda Item 5. Communications**

None.

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

Chairman Sanders asked for public comment, none were offered at this time.

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

### **A. Swears – Private Street – Public Hearing.**

The Planning Commission has received a request from Greg and Jamie Swears for a new private street on parcels #70-04-19-400-016 and 70-04-19-400-017, running west off 136<sup>th</sup> Avenue north of Leonard Road. This property is currently zoned R-2 Medium Density Residential.

Documents received by the Commission for this public hearing include; (1) a site plan by Schultz Land & Water Consulting, Inc., 4859 Townsend Court, P.O. Box 301, Montague, Michigan, by ARL, Job #19015, undated, (2) a Planning and Zoning Review by Z/A Toland, dated May 21, 2019, discussing this proposal, (3) a review by Kevin S. Kieft, P.E., Prein & Newhof, dated May 9, 2019, discussing this proposal, (4) a review by Scott Hemmelsbach, Fire Inspector, SLFD, dated April 24, 2019, discussing this proposal, and (5) a color aerial of Parcels 016 & 017 and surrounding properties.

Mr. Greg Swears was present for this hearing.

Chairman Sanders opened the public hearing.

Mr. Toland opened the discussion by covering the information found in his Planning and Zoning Review, indicating a 550-foot by 40-foot easement was approved and recorded in 2007 on parcel 70-04-19-400-017, owned by Andrew and Megan Vink. This easement created access to parcel 70-04-19-400-016, presently owned by Greg Swears. This easement was intended to serve two parcels (a proposed split of parcel 016, owned by Mr. Swears) and a private street is now being proposed.

Chairman Sanders asked for public comment.

Andrew Vink asked if he would be a required party included in the private street maintenance agreement. Mr. Vink was advised he would not, the private street maintenance agreement affects Mr. Swears only.

Randy and Barb Jobin (owner of adjacent parcel 015) inquired on how many homes the private street might serve. Mr. Swears indicated his intention is that it serve two residences. It was noted by Mr. Toland and the Commission it may be possible to create three lots (out of 016), but likely no more than that due to present regulations.

Tom Hanson (owner of parcel 005) indicated he felt 136<sup>th</sup> Avenue was slightly off center and fell more on his property than it should. Mr. Hanson was advised this was not an issue that could be addressed by the Planning Commission.

After hearing all interested parties, Chairman Sanders closed public comment

The Commission discussed the proposed private street at length, particularly the proposed turnaround. The Commission requested further site plan detail regarding the turnaround, specifically showing how it would serve the proposed lots, and also recommended it not tightly restrict/surround the Jobin residence (parcel 015) by minimally lengthening the private street.

Mr. Toland also noted the private street's access to 136<sup>th</sup> Avenue would have to be authorized by the Ottawa County Road Commission, noting its proposed proximity to the Jobin's present driveway.

After discussing this proposal at length, Commissioner Ryan Arends made **a motion** to table this proposal, for further information, including additional site plan detail and Road Commission permit(s), until June 18, 2019. A 2<sup>nd</sup> was offered by Commissioner Rich Suchecki. The motion was unanimously approved by the Commission.

#### B. Wolters – Rezoning R-2 to R1A – Public Hearing.

The Planning Commission has received a request from Mark and Kimberly Wolters to rezone Parcel #70-04-30-400-029 (10.05 acres), located at 13875 Garfield Street, from R-2 Medium Density Residential to R-1A Rural Estates. This request is consistent with the Township's Master Plan for future land use.

Documents received by the Commission for this public hearing include; (1) a Planning and Zoning Review by Z/A Toland, dated May 21, 2019, discussing this proposal.

Mr. Mark Wolters was present for this hearing.

Chairman Sanders opened the public hearing.

Mr. Toland reminded the Commission the Wolter's property was affected by the SW Quadrant Sub Plan approval, indicating the future land use recommendation of R-1A Rural Estates, which Mr. Wolters is now requesting.

Chairman Sanders asked for public comment.

Amy Sullivan, owner of an adjacent parcel, asked if the proposed zoning change would also be applied to her property. Ms. Sullivan was advised it would not, unless she specifically applied to the Township for the change in zoning to be made.

No further public comments were offered, therefore Chairman Sanders closed public comment.

The Commission discussed this proposed zoning request noting it was recommended by the Township's Master Plan, and the parcel met the requirements for R-1A Rural Estates properties.

After all discussion was complete and all interested parties heard, Commissioner Roy Holmes made a **motion, via resolution**, to recommend to the Township Board to approve the request to rezone parcel 70-04-30-400-029, from R-2 Medium Density Residential to R-1A Rural Estates. A 2<sup>nd</sup> was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the Commission.

C. Separation Requirements on Medical Marijuana Facilities – Zoning Amendment – Public Hearing.

Documents received by the Commission for this public hearing include; (1) Final Draft, dated May 21, 2019, Separation Distances for Other Medical Marijuana Facilities; Elimination of Marijuana Processors from C-3 District.

Chairman Sanders opened the public hearing.

Mr. Toland advised this proposed zoning amendment accomplishes two issues, (1) a 500 foot separation distance between any allowed marijuana facility and any residence, and (2) removes medical marijuana processors from an allowed use in the C-3 Highway Commercial Zoning District.

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

After all discussion was complete and all interested parties heard, Commissioner Ryan Arends made a **motion, via resolution**, to recommend to the Township Board to approve/adopt the proposed zoning amendment, Separation Distances for Other Medical Marijuana Facilities; Elimination of Marijuana Processors from C-3 District. A 2<sup>nd</sup> 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.

Mr. Mark Schroeder, Versatile Wood Solutions, presented conceptual building facades and footprints regarding the proposed Overlay. Mr. Schroeder advised he has no immediate plans for expansion, however, he wished to be considered when the Overlay requirements were designed

by the Township. Mr. Schroeder stated he agrees the Township in that Main Street Overlay should create a presentable front, however, feels undue costs to property owners should be avoided when creating requirements.

The Commission discussed a number of conceptual thoughts with Mr. Schroeder and advised the Commission would take Mr. Schroeder's comments into consideration as the Nunica Main Street Overlay proceeds.

B. Design Standards for Service Drives.

No action taken.

C. Accessory Building Standards for Larger Residential Parcels, with conditions.

The Commission had previously received a request from Mr. David Willis to remove the maximum square footage limitation of accessory buildings in residential zoning districts. Mr. Willis owns three parcels of residentially zoned land, totaling approximately 17 acres, at and adjacent to 17477 136<sup>th</sup> Avenue. This previous request was denied by the Planning Commission, however, the Commission advised it would consider a Special Land Use provision to address the issue presented by Mr. Willis.

The Commission discussed a draft proposal, the addition of Section 3.02.3 Larger Accessory Buildings in Residential Zoning Districts, with Mr. Willis. Mr. Toland and Mr. Redick continued to provide substantial guidance during the discussion. The Commission recommended several changes to the draft document before approving it for a public hearing.

After all discussion was complete and all interested parties heard, Commissioner Ryan Arends made **a motion, via resolution**, to bring proposed zoning amendment, Section 3.02.3 Larger Accessory Buildings in Residential Zoning Districts, to a public hearing on Tuesday, June 18, 2019, at 7:30 P.M., at the Township Hall. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

D. Public Hearing – Zoning Amendment – Accessory Building Size.

Hearing set for June 18, 2019, as noted above.

E. Prohibition on Recreational Marijuana Establishments – Resolution of Intent to Hold a Public Hearing.

After reviewing and discussing the proposed draft; Prohibition on Recreational Marijuana Establishments, Commissioner Ryan Arends made a **motion, via resolution**, to bring proposed zoning amendment, Section 3.46, Marijuana Establishments Prohibited, to a public hearing on Tuesday, June 18, 2019, at 7:30 P.M., at the Township Hall. A 2<sup>nd</sup> was offered by Commissioner Rich Suchecki. The motion was unanimously approved by the Commission.

**Agenda Item 10. Adjournment**

A **motion** to adjourn was made by Commissioner Roy Holmes at 9:42 P. M. A 2<sup>nd</sup> was offered by Commissioner Dave Meekhof. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary  
Crockery Township Planning Commission

Next Regular Meeting - June 18, 2019

Next Special Meeting - TBD