

Crockery Township

Regular Planning Commission Meeting
October 16, 2018
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:32 PM. Roll call was taken with Jon Overway, Bill Sanders, Rich Suchecki, and Mike Munch present. Z.A. Robert Toland and Attorney Ronald M. Redick were also present for this meeting.

Commissioners Dave Meekhof, Ryan Arends, and Roy Holmes were absent.

There was five persons 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 September 18, 2018, Regular Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Mike Munch. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved.

Agenda Item 4. Announcements

Commissioner Rich Suchecki advised the Board approved the use of legal counsel at Planning Commission meetings.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

No public comments were offered at this time.

Agenda Item 7. Action Items

A. Cantu – Rezoning – Public Hearing.

Mr. Robert Cantu has made a request to rezone parcel #70-04-36-400-013 (10.26 acres), located at 14494 96th Avenue, from Ag-2 Rural/Agricultural Preservation to R-1A Rural Estates. This request is consistent with the Township's Master Plan (for future land use).

Documents provided to the Commission for this hearing include; (1) a Planning and Zoning Review by Z/A Robert Toland, dated October 16, 2018, discussing this proposal, and (2) a color aerial of the subject parcel and surrounding properties.

Mr. Robert Cantu was present for this hearing.

Chairman Bill Sanders opened the public hearing.

Mr. Toland provided a lead-in to the discussion describing the property and indicating the current 722.67 feet of road frontage would allow for a single split and meet the required 330-foot frontage requirement by R-1A (Rural Estates), as well as, meet the 5-acre minimum property size. Mr. Toland also stated Mr. Cantu's request is consistent with the Township's Master Plan (future land use).

Mr. Cantu stated he would like to rezone his property to R-1A Rural Estates, which would allow him to split his property into two five-acre parcels. Mr. Cantu advised he would like to downsize his property, perhaps selling the newly created vacant lot for residential purposes.

Mr. Cantu asked if the potential zoning change would affect his tax rate. The Commission advised his tax rate is based on use and recommended he ask his tax related questions to the Township Assessor.

Chairman Sanders asked for public comment. The neighbors present voiced no objection to the potential zoning change.

Chairman Sanders closed the public hearing.

After a brief discussion, Commissioner Mike Munch made **a motion**, via resolution, to recommend to the Township Board that Parcel #70-04-36-400-013 be approved for rezoning from Ag-2 Rural/Agricultural Preservation to R-1A Rural Estates. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously passed by the Commission.

Agenda Item 8. Presentations

None.

Agenda Item 9. Discussion Items

A. Performance Standards – Revise Article 12 PUD.

The Commission further reviewed the Article 12 draft document recommending several changes to the text. Mr. Toland will update the draft for future consideration.

B. Southwest Quadrant Sub Plan – Draft.

The Commission confirmed the (draft) mapping plan and will specifically study Access Drives and Chapter 4 (of the draft) for future discussion at Mr. Toland’s request.

C. New I-2 Heavy Industrial District.

A limited discussion took place on this matter.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Mike Munch at 9:22 PM. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Regular Meeting – November 20, 2018