

Crockery Township
Regular Planning Commission Meeting
August 21, 2012
(Approved)

Chairman Bill Sanders called the August 21, 2012, Regular Planning Commission Meeting to order at 7:34 P.M. Roll-call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Rich Susecki, Nancy Schindlbeck, and Mike Munch present. Z/A Robert Toland was also present for this session.

Agenda Item 2. Approval of the Agenda

Approved as stands.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the July 17, 2012, Regular Planning Commission Meeting. Commissioner Ryan Arends made a motion to accept the minutes as written. A 2nd was offered by Commissioner Rich Susecki. The motion was unanimously approved.

Agenda Item 4. Announcements

Commissioner Rich Susecki advised Commissioner Dimitri Apostle had turned in his resignation to the Board. Mr. Mike Munch has been newly appointed to the Commission. Welcome Commissioner Mike Munch.

Item 5. Communications

None.

Agenda Item 6. Public Comment

No public comments were offered at this time.

Agenda Item 7. Action Items

A. Special Land Use – Resolution of Intent – “Flynn” Pond.

John and Amber Flynn were present for this action. Mr. and Mrs. Flynn wish to improve an existing pond on parcel #70-04-10-400-004 (vacant land), located at 11701 State Road. The Flynn's advise they have acquired the necessary permit from the MDEQ.

After a brief question and answer period with Mr. and Mrs. Flynn, a **motion** was made by Commissioner Nancy Schindlbeck to hold a public hearing in this matter on Tuesday, September 18, 2012, at 7:30 P.M., at the Township Hall. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the Commission.

B. Public Hearing - GTDA2, LLC (Anlaan) Rezoning Request.

Documents provided to the Commission for this public hearing include; (1) a Planning and Zoning Review by Z/A Robert Toland, addressed to the Commission, dated August 21, 2012, (2) a Crockery Township Zoning Application signed by Nick Baker of Anlaan, dated July 12, 2012, (3) an aerial overview of parcel #70-04-23-100-012 and surrounding parcels by Ottawa County GIS, and (4) a map of parcel #70-04-23-100-012 and surrounding parcels by Ottawa County GIS.

Mr. Nick Baker, Vice President of Anlaan, was present for this hearing. Mr. Baker would like to rezone parcel #70-04-23-100-012, approximately thirty (30) acres in size, located on 112th Avenue south of I-96, from AG-1, Agricultural and Open Space, to I-1, Light Industrial.

Mr. Todd Paquette, P.E., of Driesenga & Associates, Inc., was also present to support Mr. Baker's request to rezone his property.

Chairman Bill Sanders opened the public hearing.

Mr. Toland provided a brief lead-in to this public hearing by indicating Mr. Baker would like expand his operation onto a thirty acres parcel, located immediately south of his existing operation. Mr. Baker would like to add work area for his employees and add an office facility for his business. The parcel is currently zoned Agricultural and Open Space (Ag-1) and the applicant wishes to rezone to I-1 to accommodate his business.

Mr. Baker indicated he would like to expand his operations onto the thirty acre parcel, utilizing a portion of the property located within the north half of the parcel.

Mr. Paquette, the engineer for Mr. Baker, indicated he felt the property was suitable for the proposed use and supported the rezone indicating the property had limited value as an agricultural parcel and was in proximity to good transportation routes, making it ideal for the proposed rezone and subsequent business use.

Mr. & Mrs. Michael Morden, who live on a neighboring parcel on the west side of 112th avenue, voiced their opposition to the rezone. Mr. Morden provided a brief history of the parcel's previous zoning, as he knew it to be. Mr. & Mrs. Morden both object to the current noise level produced by Anlaan operations and do not wish the business to expand. The Morden's felt the thirty acres should remain open as a buffer.

Mr. Jeff Hintz, also a neighbor located on 112th avenue, voiced his opposition to the rezone. Mr. Hintz primarily objected to the noise and also felt the thirty acres should remain open as a buffer.

Mr. Baker indicated he did not expect to expand upon the entire thirty acre parcel. Mr. Baker feels the expanded operations would affect a portion of the property, located within the northern fifteen acres of the parcel. The noise referred to by Mr. Hintz and Mr. & Mrs. Morden is the back-up alarm of a loader being utilized and the noise of bridging materials being loaded upon transport vehicles.

After all interested parties were heard, Chairman Bill Sanders closed the public hearing.

The Commission discussed the rezone request at considerable length. The Commission indicated the ability to provide noise buffering from Anlaan's operations would come when a site plan was presented for expansion of the business. Mr. Baker indicated his willingness to address the noise issue as well as to return the southern portion of the property back to Agricultural and Open Space as a measure to appease the neighborhood residents.

After all discussion was complete, Commissioner Jon Overway made **a motion** to recommend to the Township Board that parcel #70-04-23-100-012 be rezoned from Agricultural and Open Space (Ag-1) to Light Industrial (I-1), contingent upon (at least) fifteen acres of the southern portion of the parcel being rezoned (back) to Agricultural and Open Space upon approval of a site plan for future use. A 2nd was offered by Commissioner Rich Suchecki. The Commission unanimously approved the motion.

C. Auto Pro – Site Plan Amendment.

Documents provided to the Commission regarding this review include; (1) A Planning and Zoning Review by Z/A Toland, addressed to the Commission, dated August 21, 2012, (2) a review by Township Fire Chief Gary Dreyer, addressed to Z/A Robert Toland, dated

August 10, 2012, (3) a review by Kevin S. Kieft, P.E. of Prein & Newhof, addressed to Mr. Toland, dated August 10, 2012, (4) a Crockery Township Zoning Application signed by David Ducham, dated July 31, 2012, (5) two 8.5 X 11' MDOT roadway construction maps, showing removal/construction detail affecting the parcels for review, and (6) a site plan by Exxel Engineering, Inc., 5252 Clyde Park, S.W., Grand Rapids, Michigan, drawn by JR, file #121505E, Dated July 25, 2012, for Auto Pro, Inc.

Mr. David Ducham, of Auto Pro, Inc. and Mr. Douglas Stalsonburg, of Exxel Engineering, Inc., were present for this site plan review. Mr. Ducham owns two adjacent parcels, 70-04-21-200-033 and 70-04-21-200-034, upon which he operates two businesses, Auto Pro Sales and Auto Pro Service.

Mr. Toland provided a lead-in to the discussion outlining the proposed changes to the property and the change to M-104 (Cleveland Street) affecting the parcels under review.

The Commission, Mr. Toland, Mr. Ducham, and Mr. Stalsonburg agreed to discuss the issues brought forward in the documents listed above.

Mr. Stalsonburg indicated the easement shown at the NW corner of parcel 70-04-21-200-033 is an agreed upon and signed (by property owners) easement servicing the mentioned parcel and the property immediately to the west. Mr. Stalsonburg and Mr. Ducham agreed to have the easement further recorded to the deed.

Chief Dreyer had concerns regarding the above ground fuel storage tank and dumpster, as shown on the site plan. Mr. Ducham stated he will be removing the fuel storage tank as soon as the fuel is used up and relocating the dumpster south of the fence, near the rolling gate, located near the SW corner of parcel #70-04-21-200-033. This shall be shown on the site plan.

The Commission agreed the chain-link fence, located on the eastside of parcel #70-04-21-200-034 may be removed as there is no need to visually buffer to the east at that location.

Minimal landscaping shall be shown on the site plan. Areas that were suggested include the area around the sign (shown), and areas surrounding light/utility islands would suffice.

Lighting box description, with cut-off percentage, shall be included on the site plan. It is noted that the front lot lighting and signage have already been relocated on the parcels, as necessitated by MDOT widening the roadway (M-104).

The Commission recommended a change in the storm sewer configuration, to include a structure (manhole basin) be added to the site plan NW of the retention basin.

The Commission **will require** the two parcels (033 and 034) be combined for site plan approval. The design presented effectively shows the two parcels functioning as a single unit. Each of the parcels, when considered independent of each other, do not possess the features needed to pass a site plan review.

The Commission does not need to have specific car sales parking lot lines delineated on the plan, it can simple be labeled display area. Eighteen spaces for customer parking, however, do have to be specifically shown on the site plan.

The area currently being shown as parking display area within the 110 foot setback is not allowed (M-104 Overlay District) and must be retitled as an access drive area, as shown on the original site plan for parcel 70-04-21-200-034.

The Commission sees the impervious surface restrictions in the General Provisions and the Commercial Zoning district as somewhat conflicting. The Commission feels the 30% roofline restriction, found in the Commercial Zoning regulations can be appropriately applied to this site plan.

The septic tank and drain-field location shall be located on the site plan.

Handicap parking shall be located on the site plan.

A snow removal area shall be located on the site plan.

After all discussion was completed and all interested parties to this matter heard, Commissioner Ryan Arends made **a motion** to table this site plan review until the applicant can provide additional information. A 2nd was offered by Nancy Schindlbeck. The motion was unanimously approved by the Commission.

D. Turnstone LLC (Meekhof) – Site Plan Amendment.

No action taken, applicant unable to attend review.

Agenda Item 8. Presentations.

None.

Agenda Item 9. Discussion Items

None discussed.

Agenda Item 10. Adjournment

A motion to adjourn was made by Commissioner Mike Munch at 10:50 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 Meetings: Regular Session – September 18, 2012
 Special Session - None scheduled at this time