

Crockery Township

Special Planning Commission Meeting
October 27, 2020
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:29 P.M. Roll call was taken with Commissioners Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, Mike Munch, and Roy Holmes present. Z.A. Robert Toland was also present for this meeting.

There were two 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 October 20, 2020, Regular Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Mike Munch. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Agenda Item 4. Announcements

Commissioner Suchecki stated the caboose will be delivered to the North Bank Trail (Nunica trail head) soon.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

Chairman Sanders asked for public comment. None was offered at this time.

Agenda Item 7. Action Items

No Action Items.

Agenda Item 8, Presentations

A. Hortech – Site Plan Review #1 (Greenhouse).

Documents received by the Commission for this review include; (1) a summary of the project by Hortech, dated October 22, 2020, with elevation and footprint attachments for a 14,400 SF greenhouse (96' X 150') on parcel #70-04-18-300-039 (22 acres), located at 12257 Cleveland Street (M-104), (2) a Planning and Zoning Review by Z/A Toland, discussing this proposal, dated October 27, 2020, (3) a site plan produced by Hortech Inc., 14109 Cleveland Street, Nunica, Michigan, 49448, dated October 21, 2020, by Leo V. Gartland.

Mr. Dave MacKenzie of Hortech was present for this site plan review.

The Commission discussed a sketch plan with the applicant on October 20, 2020, and requested further information, requiring a detailed site plan.

The Commission, along with Mr. Toland, discussed the site plan documents provided in detail and at length with Mr. MacKenzie. In addition to the detail discussed on October 20, 2020, the Commission further reviewed matters of location, drainage and retention, and utility location on the site.

After all discussion was complete, Commissioner Dave Meekhof made **a motion, via resolution**, to approve the site plan offered by Hortech, Inc., for construction of 14,400 SF greenhouse on parcel #70-04-18-300-039, located at 14109 Cleveland Street. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

B. Hortech – Sketch Plan Review #2 (Accessory Building – Pole Barn).

Documents received by the Commission for this review include; (1) a summary of the project by Hortech Inc., dated October 22, 2020, with elevation and footprint attachments for a 5,600 SF accessory building (56' X 100') on parcel #70-04-18-400-017 (32.07 acres), located at 17000 144th Avenue, (2) a Planning and Zoning Review by Z/A Toland, discussing this proposal, dated October 27, 2020, (3) a site plan produced by Hortech Inc., 14109 Cleveland Street, Nunica, Michigan, 49448, dated October 22 2020, by Leo V. Gartland.

Mr. Dave MacKenzie of Hortech was present for this site plan review.

The Commission discussed a sketch plan with the applicant on October 20, 2020, and requested further information, requiring a detailed site plan.

The Commission, along with Mr. Toland, discussed the site plan documents provided in detail and at length with Mr. MacKenzie. In addition to the detail discussed on October 20, 2020, the Commission further reviewed matters of use, location, drainage and retention, and utility location on the site. Mr. MacKenzie indicated there would be no restroom, septic system, or

external lighting installed for this building. Mr. MacKenzie further stated the vegetative roof would minimize drainage issues.

After all discussion was complete, Commissioner Roy Holmes made a **motion, via resolution**, to approve the site plan offered by Hortech, Inc., for construction of 5,600 SF accessory building on parcel #70-04-18-400-017, located at 17000 144th Avenue. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved by the Commission.

Agenda Item 9. Discussion Items

A. I-96 East Sub Plan Amendment.

Mr. Toland advised he is working with Ottawa County GIS to acquire the mapping requested by the Commission for review in this matter.

B. Discuss areas for potential rezoning.

No discussion or action taken.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Roy Holmes at 7:48 P.M. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Regular Meeting – November 17, 2020
Next Special Meeting - TBD