

Crockery Township

Special Planning Commission Meeting
October 5, 2021
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, Mike Munch, and Roy Holmes, present. Planner Greg L. Ransford, Fresh Coast Planning, was present on behalf of the Township.

There were seven persons seated in the public gallery, including Supervisor Erik Erhorn.

Agenda Item 2. Approval of the Agenda

Approved as submitted.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the August 17, 2021, 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 by the Commission.

Agenda Item 4. Announcements

Commissioner Rich Suchecki advised the Township was making an online application available for persons who wish to apply for positions on committees and commissions.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

None.

Agenda Item 7. Action Items

A. Hortech – Site Plan Review.

Documents provided to the Commission for this review include; (1) a site plan by Fishbeck – Engineers, Architects, Scientists & Constructors, 1515 Arboretum Drive, Grand Rapids, Michigan, 800 456-3824, approved by Nate Torrey P.E., Project #210574, Dated September 14, 2021, sited Contractor; Journey Construction Group, and attachments by; architektura PLC, showing elements of elevation and design, (2) A Planning Review provided by Gregory L. Ransford MPA, Fresh Coast Planning, planners for the Township, discussing this proposal/site plan, dated September 29, 2021, (3) a review by Kevin S. Kieft PE, Prein & Newhof, engineers for the Township, discussing this proposal/site plan, dated September 15, 2021, and (4) a review by Dave Hudson, Fire Inspector – SLFD, on behalf of the Township, commenting on this proposal/site plan, dated August 14, 2021.

Dave MacKenzie of Hortech was present with his planning and construction team, including Chris Howe of Hortech, Jason Defouw of Journey Construction Group, Kirsten Runschke of architektura PLC, and Nate Torrey of Fishbeck.

Mr. Ransford provided a lead-in to this review by explaining Mr. MacKenzie has requested to construct a 17,790 SF warehouse (Phase 1, to commence upon approval), and a 7,520 SF office building (Phase 2, to commence summer of 2022) on parcels #70-04-18-300-039 and 70-04-18-300-028, located at 14109 Cleveland Street, which is presently zoned CH – Commercial Horticultural.

Mr. Ransford pointed out several discussion topics found in his review of the proposal, indicating those issues the Commission may wish to consider and also discussed permit application status involving agencies external to the Township, including the MDOT, Ottawa County Water Resources, Ottawa County Soil Erosion and Sedimentation Control, and the Ottawa County Health Department, among others.

The Commission discussed the proposal with Mr. MacKenzie and members of his team at length. The discussion included intended use of the proposed structures, construction features, water and sanitary sewer, drainage and water retention/detention, paving and curb cuts, fire suppression, lighting features/requirements, demolition and proposed structure location, among other details of the site plan. Additionally, issues including construction phases and permitting by the Township and external agencies were discussed as they relate to this proposal. Mr. MacKenzie's team indicated they are in the process of acquiring all necessary permits from agencies external to the Township.

The Commission, after discussing this proposal with Mr. MacKenzie and his team, believe the site plan is satisfactory. It was noted for clarification, the warehouse and office buildings are the approved structures, and that the allowances for future shipping and storage structures, as shown on the site plan, are not a part of this approval.

After all discussion was complete, and all interested parties heard, Commissioner Roy Holmes made a **motion** to approve the proposed site plan, including phase 1 – for a warehouse, and, phase 2 – for an office building, the approval **excludes** the future storage and shipping structures shown and are not part of this approval, and, that approval is contingent upon (1) correspondence with MDOT regarding Traffic Impact Assessment is required, (2) Lighting specification sheets shall be provided and confirmed by staff as downward directed fixtures, (3) The plans shall meet the review requirements of the Township Fire Department, (4) the plans shall meet the review requirements of the Township Engineer, (5) approval from the Soil Erosion and Sedimentation Control Agency, (6) Approval from the Ottawa County Water Resources Commission, and (7) Approval from the Ottawa County Health Department. A 2nd was offered by Commissioner Ryan Arends. The Commission unanimously approved the motion.

Agenda Item 8, Presentations

None.

Agenda Item 9. Discussion Items

None.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Rich Suchecki at 8:24 P.M. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Regular Meeting - October 19, 2021
Next Special Meeting - TBD