

Crockery Township

Special Planning Commission Meeting

April 22, 2014

(Approved)

Chairman Bill Sanders called the April 22, 2014, Special Planning Commission Meeting to order at 7:34 P.M. Roll-call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, Mike Munch, and Roy Holmes present. Z/A Toland was also present for this session.

Agenda Item 2. Approval of the Agenda

Approved as submitted.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the April 15, 2014, Regular Planning Commission Meeting. A motion was made to approve the minutes, as written, by Commissioner Roy Holmes. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

Agenda Item 4. Announcements

None.

Item 5. Communications

None.

Agenda Item 6. Public Comment

During the April 15, 2014, Regular Planning Commission Meeting the Commission was made aware the Township Board unanimously voted to send back the proposed Comprehensive Plan

for further consideration by the Commission (see letter authored by Supervisor Stille addressed to Chairman Sanders, dated April 15, 2014). At issue was the proposed future land use designation of Rural Estates for Sections 35, 36, and 1 South. The current future land use map and current zoning map designate Section 35 as Agricultural 1 (Ag-1) and Sections 36 and 1 South as Agricultural 2 (Ag-2).

After listening to the concerns of several residents from Section 35 during the April 15, 2014, meeting (as noted in the minutes), the Commission agreed to further review mapping for Sections 35, 36, and 1 South, as follows; Sections 35 and 36, west of 100th Avenue, designate as Ag-2, Sections 36 and 1 South, east of 100th Avenue, designate as Rural Estates, with the exception of those properties located north of Leonard Road (in Section 36), which the Commission felt should be designated as Ag-1. Mr. Toland was asked to update the proposed future land use map as indicated above for further review by the Board, who holds final approval in this matter.

There were a number of Township residents from Section 35 in attendance regarding this matter during this Special Meeting and Chairman Sanders therefore opened public comment so they could be heard.

Mr. Gordon Haskins, who lives in Section 35, felt there should be no change from the Ag-1 future land use standing for the area in which he lives. Mr. Haskins reviewed projected growth needs for the Township and felt the Township did have appropriate areas set aside for this need. Mr. Haskins again cited the natural and historic value of the Jubb Bayou vicinity and suggested a study should be done by Grand Valley State University, prior to any consideration for future land use change. Mr. Haskins supports a Natural Features Overlay that would extend beyond the sensitive area of the existing flood plain and suggested great caution be taken concerning any proposed change.

Mr. Richard Winkle, who lives in Section 35, supports the position taken by Mr. Haskins, and acknowledged the Commission's willingness to make an incremental step to Ag-2 for much of the area being questioned, as he had suggested during the April 15, 2014, session.

Ms. Ann Gruen, who lives and owns ten acres in Section 35, is concerned that any change may affect their quality of life.

Chairman Sanders explained that the Commission had engaged in studying many features of the Township over the past two years prior to making recommendations to the Board regarding the proposed Master Plan. The Commission does feel it has done its due diligence in this matter. The Commission will forward the proposed future land use map, as proposed during the April 15, 2014, meeting, to the Township Board for their consideration. The Commission does feel

this recommendation offers the best option for the vicinity considering its current use and the need to protect the natural and historic environment from over development or perhaps overly heavy agricultural uses that come with their own set of environmental concerns.

Agenda Item 7. Action Items

A. Terra Verde Golf Course – Change to Site Plan.

Documents provided to the Commission for this site plan review include; (1) an updated site plan by Concept Design Studio, Inc., 800 E. Ellis Road, Suite 508, Norton Shores, Michigan, by KYL, dated April 22, 2014, Project #0290-14, and (2) a Planning and Zoning Review by Z/A Toland, addressed to the Commission, dated April 22, 2014.

Present on behalf of Terra Verde Golf Course was Mr. Jordan Terpstra, Owner, Mr. Duane Cobert, Course Superintendent, and Mr. Kyle Osterhart of Concept Design Studio, Inc.

Mr. Toland indicated an updated and detailed site has now been received for further evaluation of Mr. Terpstra's request for a change in site plan for Terra Verde.

The Commission, Mr. Toland, and the three representatives of Terra Verde discussed the proposed change in site plan regarding the reconstruction and expansion of the maintenance facility, in detail. Discussion details included structure location and set-backs, facility footprint and elevations, storm water run-off and containment, lighting, use of the existing building features (not demo'ed after the collapse, primarily concrete and plumbing within the concrete) and water supply, amongst other details.

After all discussion was complete and all parties heard, **a motion** to approve the change in site plan was made by Commissioner Dave Meekhof. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

B. Warehousing and Distribution Standards for Industrial Zoning.

Mr. Toland provided draft language for consideration regarding Warehouse/Distribution activities, and definitions regarding light assembly and fabrication. Mr. Toland also reviewed the North American Industry Classification System (in part) with the Commission. These documents were discussed at length. There were a number of suggestions made during the discussion regarding implementation and refinement of the issues. Mr. Toland will update the drafts and the Commission will engage in further review in this matter.

C. Changes to Comprehensive Plan requested by Township board.

Refer to the discussion under Public Comment.

Agenda Item 8. Presentations.

Mr. Toland has provided the Commission with a number of zoning documents for review and study, including Neighborhood Commercial (C-1), General Commercial (C-2), and Village Mixed Use (R-5). The Commission will study these documents and intend to discuss them at the next opportunity.

Agenda Item 9. Discussion Items

A. Future Zoning Ordinance Amendments – Revisions.

See Item (7.B.) and Presentations.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Ryan Arends at 9:10 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 Meetings: Regular Session - May 20, 2014
 Special Session - TBD