

Crockery Township

Regular Planning Commission Meeting
May 18, 2021
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:34 P.M. Roll call was taken with Commissioners, Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, and Roy Holmes, present. Z.A. Hillary Taylor and Attorney for the Township, Dominic Clolinger, were also present for this meeting.

Commissioner Mike Munch was absent.

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

Agenda Item 2. Approval of the Agenda

9.d. added, Proposed Planning Commission meeting date change from Tuesday, June 15 to Tuesday, June 22, 2021.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the April 20, 2021, Regular Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Ryan Arends. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

Agenda Item 4. Announcements

Supervisor Erik Erhorn indicated the Board was speaking with representatives of Eastbrook regarding regulatory agreements and the sewer system servicing the subdivision. The Township is continuing to improve the North Bank Trail (trail) head. Supervisor Erhorn also indicated the generator for the Fire Department may be delayed to November of this year due to supply chain delays.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

Chairman Bill Sanders asked for public comment. None was offered.

Agenda Item 7. Action Items

A. Priced Right Auto – Site Plan Amendments.

Documents provided to the Commission for this site plan review include; (1) a site plan by Feenstra & Associates, Inc., Civil Engineers & Surveyors, 7482 Main Street, Jenison, Michigan, 49428, 616 457-7050, revised February 23, 2021, amended April 1, 2021, amended April 30, 2021, (2) a Planning and Zoning Review by Z/A Toland, dated April 20, 2021, discussing this project, (3) a memo authored by Z/A Toland, dated February 2, 2021, addressed to Mr. John Stuyfzand, Priced Right Auto, discussing the need for a further review before the Commission and pointing out deficiencies and actions that need to be taken, (4) a memo by Kevin Kieft, Prein & Newhof (Engineers for the Twp.), dated January 25, 2021, addressed to Z/A Toland, providing an evaluation of the Priced Right Auto construction, with photographs, (5) an Ottawa County Public Health sewage system inspection approval form, dated October 26, 2020, signed by Ryan McCarthy, (6) a memo from Dave Hudson., Spring Lake Fire Department, Fire Inspector, to Tammie Anderson (Crockery Twp. Staff), dated February 2, 2021, stating final inspection approval for Priced Right Auto, (7) an Ottawa County Soil Erosion & Sedimentation Control permit, dated December 18, 2020, Permit #13355, issued by Jon Braxmaier, (8) an Ottawa County Health Department (GIS) overlay of Parcel 70-04-16-400-010, dated October 26, 2020, showing sewage system components, and (9) a sketch plan provided by Ted Solow, former owner of the parcel (010), reviewed/approved March 21, 2006, by the Planning Commission, and (11) a Planning Review Memorandum by Z/A Hillary Taylor, dated May 10, 2021, discussing this project.

Mr. John Stuyfzand of Priced Right Auto was not present for this site plan review.

Z/A Taylor indicated there were five (5) outstanding issues to be addressed on this site plan, based on the last discussion with Mr. Stuyfzand (April 20, 2021 meeting). The five points included; (1) identifying the building's overhead doors, (2) deletion of the fencing shown, (3) parking locations accurately depicted on the plan, (4) drive isle identified as twenty-four (24) feet in width, and (5) surface area over septic system to be shown as natural surface/grass, rather than aggregate.

Ms. Taylor indicated the parking shown does meet or exceed the Ordinance requirements. Supervisor Erhorn indicated his visual inspection of the property now complied with the site plan details.

After all discussion was complete, Commissioner Dave Meekhof made a **motion** to approve this site plan, as amended April 30, 2021. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

B. Klamer Grow Operation – Marijuana Business – Site Plan Review.

Documents provided to the Commission for this review include; (1) a site plan by Milanowski & Englert Engineering & Surveying, 403 Oak Street, Spring Lake, Michigan, 49456, (616) 847-4070, dated April 30, 2021, by TV/DRB, Job #16410, and (2) a Planning Review Memorandum by Z/A Hillary Taylor, dated May 10, 2021, discussing this proposal.

Mr. Eric Klamer of Legendary Leaf was present for this review, along with Mr. Andrew Rossell of Milanowski & Englert Engineering & Surveying.

Ms. Taylor provided a lead-in to the discussion by covering items in her Planning Review Memorandum, including those issues yet to be addressed by the applicant, and certain issues of licensing, both by the State of Michigan and the Township.

Mr. Klamer indicated he is pre-approved by the State's licensing authority and Mr. Rossell provided the Commission members with a LARA handout stating Legendary Leaf Inc., record status was active and prequalified, with an application expiration date of 12/29/2022.

The Commission, Ms. Taylor, Mr. Klamer, and Mr. Rossell discussed the present site plan at length. Issues discussed included (1) licensing/permits by the State and Township, (2) mapping showing surrounding parcels, specifically homes within 500 feet of the proposed site, (3) signage, as a separate issue and application, (4) heating/cooling appurtenances, including air filtering/exchange rates, (5) garbage/dumpster location, (6) external lighting location and design, (7) parking surface requirements, (8) ingress/egress locations of the proposed structure, (9) storm water retention and drainage, (10) screening/landscaping, (11) building plan, and (12) criteria under which the Planning Commission would recommend combining of parcels owned by applicant.

It was noted that the Planning Commission was awaiting reviews by the Fire Department and Prein & Newhof, Engineers for the Township. It was also mentioned that several permits would likely have to be acquired by Mr. Klamer, including driveway permits by the Ottawa County Road Commission, septic system permits by the Ottawa County Health Department, storm water and soil erosion permits by Ottawa County Water Recourses Department, among others.

The Commission understands the preliminary nature of this site plan review and feels the applicant has a good understanding of what issues will need to be addressed in future presentations.

After all discussing was complete, Commissioner Roy Holmes made a **motion** to table this site plan review until further detail can be provided by the applicant. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

Agenda Item 8, Presentations

None.

Agenda Item 9. Discussion Items

A. Zoning Amendment – CH Zoning District Site Plan Review.

Supervisor Erhorn again discussed draft language of Article 10, CH Commercial Horticultural District, with the Commission. Supervisor Erhorn asked the Commission to reconsider certain aspects of the language, including 10.02 Use Regulations; 3. Ancillary office and retail facilities used in connection with the retail or wholesale trade in plants, trees, or shrubs, and 4. Facilities used in connection with the retail or wholesale trade in plants, trees, shrubs; facilities used in the storage, assembly and fabrication of ancillary products used in connection with the retail or wholesale trade in plants, trees, or shrubs. The Commission felt moving points 3. & 4. To 18.02 may resolve the issue. Ms. Taylor will correct the draft language to reflect this change.

B. 136th Avenue Dual Zoning.

It has been previously pointed out that there are several parcels along the westside of 136th Avenue, between Leonard Road and Cleveland Street, that still are dually zoned, something the Township has sought to eliminate through planning over the years. This circumstance came to light by way of a parcel split request, which becomes complicated by the dual zoning status.

The Commission further discussed the affected parcels and asked Ms. Taylor to investigate the current use of the parcels and make a recommendation for rezoning this area.

C. Pond Ordinance.

Supervisor Erhorn asked the Commission to further consider easing the regulations regarding ponds, in part by limiting the need for applicants to appear before the Commission for a Special Land Use permit for ponds of limited size.

The Commission suggested a maximum limitation of 20,000 SF and 5000 cubic yards of material excavated (to remain on premises) at a starting point. Ms. Taylor will work on draft language for future consideration and discussion.

D. June Planning Commission date – Proposed Change.

Commissioner Jon Overway proposed changing the date of the June 15, 2021, Regular Planning Commission Meeting to June 22, 2021, due to a conflict in his ability to attend the meeting (on the 15th). The Commission briefly discussed the change and felt it was acceptable to do so.

Commissioner Ryan Arends made a **motion** to change the June 15, 2021, Regular Planning Commission Meeting to Tuesday, June 22, 2021, at 7:30 P.M. at the Township Hall. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Roy Holmes at 9:35 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 Regular Meeting - June 22, 2021
Next Special Meeting - TBD