

Crockery Township

Regular Planning Commission Meeting
July 20, 2021
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:30 P.M. Roll call was taken with Commissioners, Dave Meekhof, Bill Sanders, Ryan Arends, Rich Suchecki, Mike Munch, and Roy Holmes, present. Z.A. Hillary Taylor and Mr. Ronald M. Redick (Attorney for the Township), were also present for this meeting.

Commissioner Jon Overway was absent.

Office Administrator Tammie Anderson was present to record minutes.

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

Agenda Item 2. Approval of the Agenda

Removed from the agenda, 7.b. Crockery Store N Lock – Special Land Use permit public hearing.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the June 22, 2021, Regular Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Rich Suchecki. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

Agenda Item 4. Announcements

Commissioner Rich Suchecki and Supervisor Erik Erhorn indicated progress has been made in the addition of a pavilion at the trail head. Bonds went on sale today and money should start coming in mid-August. The township is also still moving forward in updating the website.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

Chairman Sanders asked for public comment. None was offered.

Agenda Item 7. Action Items

A. Meekhof Gravel Storage Yard Site Plan Review.

Documents provided to the Commission for this review include; (1) a site plan by Callen Engineering, Inc., 108 E. Savidge Street, Spring Lake, Michigan, 49456, (616) 414-5260, dated June 8, 2021, by JWC/BAC, Job #021 Meekhof Airport, (2) a Planning Review Memorandum by Z/A Hillary Taylor, dated July 5, 2021, discussing this proposal, and (3) a Review by Dave Hudson, Fire Inspector, SLFD, dated June 10, 2021, discussion this proposal, and (4) a review by Kevin S. Kieft, P. E., of Prein & Newhof, Engineers for the Township, dated June 22, 2021, discussing this proposal.

Commissioner Dave Meekhof asked to be excused from this hearing due to a conflict of interest. Chairman Sanders approved the request and Commissioner Meekhof removed himself from the discussion.

Mr. Doug Meekhof was present for this review, along with Mr. Bruce Callen of Callen Engineering, Inc.

Ms. Taylor provided a lead-in to the discussion by covering items in her Planning Review Memorandum, Fire Inspector Review, and referenced the Prein & Newhof review.

Chairman Sanders asked for public comment. None was offered.

The Commission, Ms. Taylor, Mr. Meekhof, and Mr. Redick discussed the present site plan at length. Mr. Meekhof indicated that there will be no buildings and no utilities at the site. Mr. Meekhof further stated his business imports aggregate and sells to contractors and that the 80 acres will allow plenty of room for his business to operate further away from the highway corridor.

After considering the site plan in detail, the Commission found it to be acceptable.

After all discussing was complete, Commissioner Roy Holmes made a **motion** to approve this site plan, contingent on the applicant successfully addressing the four (4) proposed conditions listed in Z.A Taylor's review, dated July 5, 2021, and a fifth reminding Mr. Meekhof that the previous adoption by the board for Outdoor Storage will not be in effect until July 30, 2021 preventing any permits to be issued until that date. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

Commissioner Dave Meekhof rejoined the Commission panel after this motion was completed.

B. Public Hearing – Crockery Store N Lock – Special Land Use Permit

This item was removed from the agenda at the beginning of the meeting and was rescheduled for a Special Meeting on August 2, 2021 @ 7:30 p.m.

C. Public Hearing – Zoning Amendment – Outdoor Ponds.

Z. A. Taylor provided the commission with a draft of the amended language affecting 2.02 Definition of Outdoor Ponds, and Section 3.30 Outdoor Ponds.

Chairman Sanders opened the public hearing.

The Commission reviewed and discussed the proposed amended language and found it to be acceptable with one minor change in the language that Z. A. Taylor will make.

Chairman Sanders asked for public comment. None was offered.

Commissioner Ryan Arends made a **motion, via resolution**, to recommend to the Township Board the proposed amendments (with the minor language change) be approved. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

D. Zoning Amendment – Minimum Separation Distance From Marijuana Facilities/Establishments.

Z. A. Taylor provided the commission with the final draft of the amendment language involving language for this provision. The Commission felt the proposal was ready for a public hearing.

Commissioner Ryan Arends made a **motion, via resolution**, to hold a public hearing in this matter, minimum separation distance from marijuana facilities/establishments, on Tuesday, August 17, 2022, 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 8, Presentations

None.

Agenda Item 9. Discussion Items

A. 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.

Ms. Taylor provided a list of twenty-four parcels with split zoning to the Commission. The Commission is requesting further information specific to parcel size, which Ms. Taylor will provide for future discussion. There was some discussion regarding current use of these parcels, including agricultural operation, and what might be the proposed zoning to resolve the issue.

The Commission will continue to discuss this issue at future meetings.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Mike Munch at 8:14 P.M. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved.

Respectfully Submitted,

Tammie Anderson, Office Administrator
Crockery Township

Next Regular Meeting - August 17, 2021
Next Special Meeting - August 2, 2021