

Crockery Township

Regular Planning Commission Meeting

November 16, 2021

Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:30 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 Julie Lovelace, Fresh Coast Planning, was present on behalf of the Township.

There were six 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 5, 2021, Special Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Ryan Arends. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

Agenda Item 4. Announcements

Commissioner Rich Suchecki advised the Township Board has reappointed Commissioners Mike Munch and Ryan Arends to their positions on the Planning Commission.

Commissioner Suchecki also stated the Hathaway Lakes development is increasing and the sewer connection to the development is now active. The sewer plant originally serving Hathaway Lakes has been decommissioned and the Township is considering the future of the building.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

None offered.

Agenda Item 7. Action Items

A. Lakeside Aggregate – 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 October 26, 2021, by JWC/BAC/AJB, Project #021 Meekhof, including attachments; aerial view of the property and surrounding parcels, and building appearance mock-up, (2) a Planning Review by Julie Lovelace, Fresh Coast Planning, dated November 4, 2021, (3) a Crockery Township Zoning Application submitted by Doug Meekhof, dated May 19, 2021, (4) a Project Narrative by Bruce A. Callen, P.E., Dated September 27, 2021, (5) a Site Summary by Ottawa County Water Resources Commissioner, (6) Drainage Calculations by Callen Engineering, (7) a Review by Kevin S. Kieft, P.E., of Prein & Newhof, Engineers for the Township, dated October 19, 2021, and (8) a Review by Dave Hudson, Fire Inspector – SLFD, dated October 6, 2021.

An application has been made by Mr. Doug Meekhof, Lakeside Aggregate, to construct a 30,400 SF one story maintenance building on Parcel #70-04-16-400-024, 32.96 acres, located on 120th Avenue and Cleveland (NW corner). This parcel is currently zoned I-2 Heavy Industrial.

Parties present representing Lakeside Aggregate include Doug Meekhof, Wes Meekhof, and Bruce Callen of Callen Engineering Inc.

Commissioner Dave Meekhof requested to step down from the Commission panel for this review due to a conflict of interest. Chairman Sanders granted the request and Commissioner Meekhof took a seat in the public gallery.

Planner Julie Lovelace provided a lead-in to this discussion by reviewing the application for a maintenance building, providing structure information, current zoning, and noting that the office space will no longer be apart of the site plan and that the proposed building will be maintenance only.

Mr. Doug Meekhof reviewed with the Commission an aerial view of the parcels Lakeside Aggregate now owns and the proposed location of the maintenance building. Lakeside Aggregate intends to move much of its operations to the north and west of 120th Avenue and Cleveland, in the coming years, on property they now own.

The Commission discussed water availability, lighting, septic systems, heating & cooling measures (interior radiant heat intended by applicant), roadway access, Fire Department access (Knox access), drainage, sidewalk and parking measures, among other plan details. It was noted by the Commission that the North Bank Trail runs through the properties owned by Lakeside Aggregate and that no sidewalks are required. The Commission also waived the parking bumpers as they would become hazards to snow removal by the heavy equipment used on the premises. Mr. Callen advised the Knox and hydrant requirements by the Fire Department would be met. There will be no additional signage proposed.

Chairman Sanders asked for public comment. No public comment was offered. After all discussion was complete, and all interested parties heard, Commissioner Roy Holmes made a **motion** to approve the proposed site plan for a maintenance building only (no offices included). A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

Commissioner Dave Meekhof was now invited to rejoin the Commission panel.

B. Wachter Excavating – Site Plan Review.

Documents provided to the Commission for this review include; (1) a site plan by Nederveld, 217 Grandville Avenue, Suite 302, Grand Rapids, Michigan, 49503, 616-575-5190, by SW, dated October 27, 2021 (amended), (2) a Planning Review by Julie Lovelace, Fresh Coast Planning, dated November 4, 2021, (3) a Crockery Township Zoning Application submitted by Joel Wachter, dated October 27, 2021, (4) a Project Narrative for Wachter Excavating, (5) a Review by Kevin S. Kieft, P.E., of Prein & Newhof, Engineers for the Township, dated October 19, 2021, and (6) a Review by Dave Hudson, Fire Inspector – SLFD, dated October 6, 2021.

An application has been made by Mr. Joel Wachter, Wachter Excavating, to construct a 7,200 SF storage building and add a 2,232 SF of lean-to to an existing building on Parcel #70-04-19-100-020, 8.7 acres, located at 16580 144th Avenue. This parcel is currently zoned I-1 Light Industrial.

Present on behalf of Wachter Excavating were Joel Wachter, James Wachter, and Robb Constantine of CopperRock Construction.

Planner Julie Lovelace provided a lead-in to this discussion by reviewing the application for a storage building and lean-to addition, providing structure information, and current zoning.

Mr. Joel Wachter stated the proposed storage building would be utilized for storage of personally owned equipment. The lean-to additions for protection of outside storage material/equipment. No bathroom is intended, interior heating application, and wall pack lighting will meet the cut off required by the Township. Mr. Wachter stated the structure will have 20' X 16' overhead doors at each end, as well as entry door with emergency lighting. There will be no additional signage proposed.

Parking issues were reviewed by the Commission and bumpers and set-backs (existing parking) were waived. The 24' standard for the access driveway has been met.

After all discussion was complete, and all interested parties heard, Commissioner Ryan Arends made a **motion** to approve the proposed site plan for a storage building and the addition of lean-to structures to an existing building. 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. Dual zoned properties – 136th Avenue.

The Commission further discussed the dual zoned properties found along the westside of 136th Avenue, north of Leonard Road. Planner Lovelace suggested amended zoning ordinance language, addressing how this condition may be acted upon, when necessary, as an alternative to actually rezoning the properties to a single zoning description. Planner Lovelace will prepare draft language for the Commission to consider in this matter.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Ryan Arends at 8:38 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 - December 21, 2021
Next Special Meeting - TBD