

Crockery Township

Regular Planning Commission Meeting
February 15, 2022
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:30 P.M. Roll call was taken with Commissioners Ryan Kelly, Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, and Mike Munch present. Planner Julie Lovelace, Fresh Coast Planning, was present on behalf of the Township.

Commissioner Roy Holmes was absent.

There two 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 January 18, 2022, Regular Planning Commission Meeting. Ms. Lovelace noted a correction needed on pg. 1, Agenda Item 6., Public Comment, phrase to read “Chairman Sanders asked for public comment”. A **motion** was made to approve the minutes, as amended, by Commissioner Ryan Kelly. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

Agenda Item 4. Announcements

Commissioner Ryan Kelly advised the Township has hired one part time staff member to assist in office matters.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

Chairman Sanders asked for public comment. No public comments were offered.

Agenda Item 7. Action Items

A. Priced Right Auto - major site plan amendments.

Documents provided to the Commission for this review include; (1) a site plan by Feenstra & Associates, Inc., Civil Engineers & Surveyors, 7482 Main Street, Jenison, Michigan 49428, 616 457-7050, dated October 21, 2021, amended November 26, 2021, and December 1, 2021, and (2) a Planning Review by Planner Julie Lovelace, Fresh Coast Planning, dated February 8, 2022.

Mr. John Stuyfzand, Priced Right Auto, has offered an amended site plan to renovate an existing foundation for an oil change business (accessory to his auto sales operation) on Parcel #70-04-16-400-027, located at 12257 Cleveland Street. This parcel is currently dual zoned C-3 Highway Commercial (western half) and I-1 Light Industrial (eastern half).

Mr. John Stuyfzand was present on behalf of Priced Right Auto for this review.

Planner Julie Lovelace provided a lead-in to this discussion by reviewing the contingencies completed regarding the original application and site plan, those that still required completion, and the major amendments to the site plan, including an expansion of the proposed structure from 1,125 SF to 1,568 SF, and a change in dumpster location and screening.

Mr. Stuyfzand advised he would like to expand the footprint of the proposed oil change building to encompass the entire existing/present foundation. Mr. Stuyfzand advised this will allow for additional storage of materials for the two-bay oil change business he is proposing.

The Commission discussed at length a number of issues related to this proposed project with Mr. Stuyfzand. Items yet outstanding and to be completed include (1) the design calculations of the proposed and existing portions of the retaining wall to show integrity of construction, (2) a photometric evaluation of the proposed lighting, (3) reorder the parking spaces to the east of the oil change structure to allow for a 5 foot separation from the building (per standard), and maintain the 24 foot drive aisle, (4) provide elevation, footprint, and façade of the proposed structure, (5) provide permit for expansion of the water retention basin from the Ottawa County Water Resources Commission, and, (6) all other State, County, or other required approvals or permits.

Mr. Stuyfzand has shown progress on shared access and cross-access service drives, and the proper recording of these requirements. The Commission notes the deletion of the water and sewer hook-ups to the proposed structure, and finds the dumpster placement and screening satisfactory, and may be inclined to approve the 443 SF expansion of the oil change structure. The Commission, however, requires additional information on the outstanding points, listed above, before further approval is granted.

After all discussion was complete and all parties heard, Commissioner Ryan Arends made a **motion** to table the amended site plan Feenstra & Associates, Inc., Civil Engineers & Surveyors until March 15, 2022, allowing for further information from the applicant to be submitted. A 2nd

was offered by Commissioner Dave Meekhof. The Commission unanimously approved the motion.

Agenda Item 8, Presentations

None.

Agenda Item 9. Discussion Items

A. Dual zoned properties – 136th Avenue.

The Commission again discussed dual zoned properties and the draft language proposed by Ms. Lovelace. The Commission believes the draft is satisfactory and ready to be presented to Mr. Redick, Attorney for the Township, for further evaluation and remarks.

B. Design and Construction Standards – Private Streets.

Planner Lovelace and Attorney Redick will submit the Design and Construction Standards for Private Streets (draft) to Prein & Newhof, Engineers for the Township, for further evaluation and comment.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Ryan Arends at 8:36 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 - March 15, 2022
Next Special Meeting - TBD