

Crockery Township

Regular Planning Commission Meeting

April 21, 2015

(Approved)

Chairman Bill Sanders called the April 21, 2015, Regular Planning Commission Meeting to order at 7:26 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 Robert Toland also was 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 March 17, 2015, Regular Planning Commission Meeting. A motion was made to approve the minutes, as written, by Commissioner Mike Munch. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Agenda Item 4. Announcements

Commissioner Rich Suchecki stated the Township will utilize sub-surface, ground-penetrating radar to further study and define the Township's cemeteries.

Item 5. Communications

None.

Agenda Item 6. Public Comment

No public comment was offered at this time.

Agenda Item 7. Action Items

A. Public Hearing – Schmidt Special Land Use.

Documents provided for this review include; (1) a Planning and Zoning Review by Z/A Robert Toland, dated April 21, 2015, discussing the proposed home occupation in an accessory building - SLU, Parcel # 70-04-24-200-004, located at 9720 Cleveland Street, (2) a memo from Thomas and Theresa Schmidt, undated, discussing the intended use of their barn, (3) a color aerial view of parcel #70-04-24-200-004, showing existing structures and driveways, (4) an advertisement for “The Little Red Barn of Nunica”, (5) a print-out of the 2012 Michigan Plumbing Code, Table 403.1, minimum number of required plumbing fixtures, (6) a site plan by Dryer Architectural Group, 220.5 Washington Street, Grand Haven, Michigan, 49417, 616 846-5400, dated March 26, 2015, by BSW, Project No. 995sp40.

Thomas and Theresa Schmidt were present for this hearing.

Chairman Bill Sanders opened the public hearing.

Mr. Toland provided a lead-in to the discussion reminding the Commission the initial site plan for this proposed Special Land Use was first reviewed during the November, 2014, Regular Planning Commission Meeting, and was tabled (by the Commission) at that time for insufficient information.

Mr. Toland provided a Zoning and Planning review to the Commission outlining the proposed use of the Schmidt’s barn as a catering, banquet and reception venue.

Mr. Schmidt indicated the barn floor area is 1728 square feet and would be used seasonally (May – October) for banquets and receptions, such as weddings, anniversary parties, birthday parties, and similar events. Mr. Schmidt further explained there is no (potable) water available in the barn, therefore all food and drink will be brought in pre-prepared and no food preparation or utensil clean-up will be conducted in the barn. Mr. and Mrs. Schmidt further advised they intend to use portable bathroom facilities (porta-johns or trailers) to accommodate their guests needs. Mr. Schmidt advised tents may also be used to accommodate larger groups, in addition to the barn.

No signage is proposed.

Mr. Schmidt advised all music relative to the events would cease at 11:00 P.M.

Mr. Toland advised the barn itself would be limited to no more than 99 persons, unless a fire suppression system is installed. Mr. Toland further recommended the barn facility meet code requirements to include, plumbing, electrical, mechanical, and structural requirements.

Mr. Schmidt advised he has allowed for forty (40) parking spaces, including two handicap spaces. These parking spaces would be found in the grass field directly south of the (event) barn. Mr. Schmidt advised if more spaces are needed, more of the field could be utilized. The Commission advised the spaces would have to be visibly delineated for guests to see.

Lighting in the parking area would be provided by a light affixed to a twenty-five foot pole, located in the middle of the parking area, as shown on the site plan. The Schmidt's were advised the lighting would have to be downcast per Township lighting standards.

The Commission further discussed, at length, the driveway for entry and exit of event guests. Mr. and Mrs. Schmidt were advised the driveway would have to be twenty-four (24) feet wide, allowing for two-way traffic, for a distance of one hundred (100) feet south, from the (south) paved surface (edge) of Cleveland Street. The Commission felt this was necessary for traffic safety and would prevent vehicles from excessively "stacking" on Cleveland Street when attempting to enter the Schmidt property for an event.

The Commission recommended Mr. and Mrs. Schmidt also consider input from the Township's Fire Chief, Gary Dreyer.

After all discussion was complete and all interested parties heard, **a motion** was made by Commissioner Ryan Arends to approve the Schmidt event barn site plan, contingent on the event barn (deemed The Little Red Barn of Nunica), meet all applicable Michigan Building Code requirements prior to occupancy, and, the installation of any lighting shall conform to Township standards. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

Agenda Item 8. Presentations.

A. Discussion – Outdoor Storage.

Mr. Toland provided the Commission with the final draft of Outdoor Storage and Related Issues.

The final draft met with the approval of the Commission.

B. Discussion - Home Occupations in AG Districts.

Mr. Toland provided the Commission with the final draft of Article 3 – General Provisions, Article 5 – Special Land Uses, and Article 19 – Special Land Uses.

The final draft met with the approval of the Commission.

Agenda Item 9. Discussion Items

The Township's Capital Improvement Plan will be discussed and developed in upcoming meetings.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Rich Suchecki at 9:08 P.M. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved.

Respectfully Submitted,
Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Meetings: Regular Session - May 19, 2015
 Special Session - TBD