

Crockery Township

Regular Planning Commission Meeting
August 18, 2020
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:28 P.M. Roll call was taken with Commissioners Dave Meekhof, Jon Overway, Bill Sanders, Rich Suchecki, Mike Munch, and Roy Holmes present. Z.A. Robert Toland was also present for this meeting.

Commissioner Ryan Arends was absent.

There were four 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 July 21, 2020, 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 Suchecki advised a party will be donating a rail car for the North Bank Trail Head in Nunica and a volunteer will be working to keep the area presentable.

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. Special Land Use – Planned Mineral Removal – In-Depth Excavation LLC.

In-Depth Excavation LLC, C/O Robert Holmen, has made a request for a Special Land Use permit for a Planned Mineral Removal from Parcels #70-04-16-300-001 & 70-04-16-300-002 to remove an estimated 168,000 cubic yards from an existing pond, 71,000 cubic yards from an area north of the existing pond, and 42,000 cubic yards from an area east of the existing pond, totaling 281,000 cubic yards. These parcels are currently zoned I-1 light Industrial.

Documents provided to the Commission at this time include; (1) a Site Plan by Nederveld, 347 Hoover Blvd., Holland, Michigan, 49423, 616 393-0449, by WDS, Dated February 2, 2020, Project #19201202, (2) a Crockery Township Zoning Application, signed by Robert Holmen, In-Depth Excavation, dated February 11, 2020, (3) a Project Narrative, dated February 13, 2020, (4) a Planning and Zoning Review by Z/A Robert Toland, dated March 17, 2020, discussing this issue, (5) a Review by Kevin S. Kieft, PE, Prein & Newhof, Engineers for the Township, dated March 5, 2020, discussing this proposal, and (6) Real Estate Summary Sheets for parcels 001 & 002.

Commissioner Rich Suchecki made a **motion** to take this proposal from the table. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the Commission.

Mr. Toland advised there has been no further action on the part of In-Depth Excavation to further their proposal. Mr. Toland suggested the issue could be dismissed from the agenda if that was the will of the Commission.

The Commission briefly discussed the status of this proposed project.

Commissioner Mike Munch made a **motion** to dismiss the Special Land Use (PMR) proposed by In-Depth Excavation LLC from the agenda, due to inaction by the applicant. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

Mr. Toland advised he would notify In-Depth Excavation LLC of the Commission's action.

Agenda Item 8. Presentations

A. I-96 East Sub Plan Amendment.

Mr. Toland indicated that two Township property owners had shown interest in having their properties evaluated. Supervisor Leon Stille had previously indicated there may be an issue with the North Bank Trail affecting the last mile, as it approaches 96th Avenue, in Sections 13 and 24 of the Township, and that the issue, in part, may be resolved by a rezone of certain properties.

The Commission was provided with mapping, a property listing, and Sub Plan considerations for further study, by Mr. Toland.

Mr. Toland advised there are twenty-one (21) parcels in Sections 13, 14, 23, and 24, of the Township, in the vicinity of Cleveland Street, I-96, and Fitzgerald Street, that the Commission may wish to review as part of a Sub Plan. The area is presently designated Ag-1 (zoning district), however, only three (3) of the twenty-one (21) parcels mentioned are dimensionally compliant.

The Commission discussed the features and present use of the parcels in the vicinity under consideration.

Commissioner Jon Overway **made a motion, via resolution**, that the Commission should commence the process of developing a Sub Plan for the area east of Crockery Creek adjacent to I-96, and including specific parcels found in Sections 13, 14, 23, and 24, of the Township. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the Commission.

Agenda Item 9. Discussion Items

A. Priced Right Auto – Site Plan Amendment.

Mr. Toland stated Priced Right Auto has presented an amendment to their site plan, some of which has already been constructed. The amendments include; additional SF to structure, dumpster location, lighting deletions, and paving modifications. There is also a question concerning a display area within the set-back, which may not be allowable (M-104 Corridor Overlay).

Mr. Toland advised the Commission should determine if the proposed changes constitute a major change, and if so, the applicant should bring the proposed amendments before the Commission for review.

The Commission reviewed the proposed changes. It was noted the expansion of the structure square footage may now require additional fire suppression mechanisms, that may include sprinklers and firewalls. Access to the newly proposed dumpster site may be confounded by a drain field, and the site is now proposed adjacent to a neighboring dwelling home. The proposed display area may not be an allowable feature under the M-104 Corridor Overlay regulations.

After reviewing and discussing the proposed amendments to the site plan, the Commission believes the amended site plan constitutes a major change and will require the applicant to present the changes before the Commission for consideration.

Note; It was noted that Supervisor elect, Eric Erhorn, was present and Chairman Bill Sanders recognized him and asked if he had any comments he may wish to offer. Mr. Erhorn declined comment at this time. Commissioner Suchecki advised that Supervisor Stille has officially offered any assistance that will make the transition to a new Township Supervisor go smoothly and effectively for both Mr. Erhorn and the Township residents.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Mike Munch at 8:32 P. M. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Regular Meeting – September 15, 2020