

Crockery Township

Regular Planning Commission Meeting
October 20, 2020
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. Z.A. Robert Toland was also present for this meeting.

There were three 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 September 15, 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 stated the Township is continuing discussions and making progress toward connecting to the Spring Lake area sanitary sewer system.

Commissioner Suchecki also advised the Township continues to deal with (unpermitted) construction issues at Grand Landing. Mr. Toland indicated EGLE is also heavily involved in this issue and the Township must remain engaged due to enforcement requirements.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

Chairman Sanders asked for public comment. None was offered at this time.

Agenda Item 7. Action Items

No Action Items.

Agenda Item 8, Presentations

A. Hortech – Sketch Plan Review #1 (Accessory Building – Pole Barn).

Documents received by the Commission for this review include; (1) a summary of the project by Hortech, with attachments to include; (A) a copy of Crockery Township Zoning Application for a 5,600 SF accessory building (56' X 100') on parcel #70-04-18-400-017 (32 acres), located at 17700 144th Avenue, signed by Dave MacKenzie, Dated October 12, 2020, (B) a sketch of the accessory building site showing setback dimensions, (C) Ottawa County GIS ariels (2) showing the proposed location of the accessory building, (D) Structure appearance image, and (E) Maestro image of the accessory building with dimensions added and door locations, (2) a Planning and Zoning Review by Z/A Toland, discussing this proposal, dated October 20, 2020, (3) a review by Dave Hudson, Fire Inspector, Spring Lake Fire Department, Dated October 14, 2020, discussing this proposal, and (4) and 11 X 17 sketch of the building location.

Mr. Dave MacKenzie of Hortech was present for this review.

Mr. MacKenzie indicated he would like to construct a 56' X 100' accessory building on his 32-acre parcel to assist in storage issues and other business needs. The structure would require electrical and heating appurtenances, but no bathroom/septic facility. The structure would have a vegetated green roof, which would capture the majority of precipitation and limit run-off. Mr. MacKenzie indicated the building would be steel sided with Lexan inserts and have a concrete floor. Mr. MacKenzie also noted the proposed structure was incorrectly positioned on the 11 X 17 sketch and would be moved further north and in line with other present structures.

The Commission discussed the sketch plan documents provided in detail and at length with Mr. MacKenzie, including the location, surface areas, parking, set-backs, drainage, use, signage, and access, amongst other issues.

The Commission, in general, understood Mr. MacKenzie's proposal for an accessory building, however, requested a detailed site plan for further review. The Commission agreed to waive the discretionary requirements of the site plan submission.

B. Hortech – Sketch Plan Review #2 (Greenhouse).

Documents received by the Commission for this review include; (1) a summary of the project by Hortech, with attachments to include; (A) a copy of Crockery Township Zoning Application for a 14,400 SF greenhouse (96' X 150') on parcel #70-04-18-300-039 (22 acres), located at 12257 Cleveland Street (M-104), signed by Dave MacKenzie, Dated October 12, 2020, (B) two sketches of the greenhouse site showing set back dimensions and surrounding parcel locations,

(C) Ottawa County GIS ariel showing the proposed location of the greenhouse, (2) a Planning and Zoning Review by Z/A Toland, discussing this proposal, dated October 20, 2020, (3) a review by Dave Hudson, Fire Inspector, Spring Lake Fire Department, dated October 14, 2020, discussing this proposal, and (4) two 11 X 17 sketches showing the proposed location of the greenhouse on the parcel in relation to other structures (one being in aerial form).

Mr. Dave MacKenzie of Hortech was present for this review.

Mr. MacKenzie indicated he would like to construct a 96' X 150' greenhouse on his 22-acre parcel to expand his agricultural business interest. The structure would require electrical and heating appurtenances, but no bathroom/septic facility.

The Commission discussed the sketch plan provided in detail and at length with Mr. MacKenzie, including the location, surface areas, parking, set-backs, drainage, use, signage, and access, amongst other issues.

The Commission, in general, understood Mr. MacKenzie's proposal for a greenhouse, however, requested a detailed site plan for further review. The Commission agreed to waive the discretionary requirements of a site plan submission.

It is noted that Mr. MacKenzie provided the history of his horticultural operation and engagement with the Township to develop a Commercial Horticultural Zoning District to accommodate his business. The Commission discussed the present requirements of the Ordinance which requires a review by the Planning Commission for expansion of facility in the Commercial Horticultural Zoning District. The Commission expressed a sentiment that these processes might be administratively considered, similar to other agricultural construction interests, and perhaps a change in ordinance is needed to affect that end. The Commission is willing to look into this suggestion.

Agenda Item 9. Discussion Items

A. I-96 East Sub Plan Amendment.

The Commission discussed the land use and cover aspects of the area under consideration. Mr. Toland will begin to acquire mapping aspects of interest for future discussion in this matter.

B. Discuss areas for potential rezoning.

No discussion or action taken.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Mike Munch at 9:09 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 – November 17, 2020

Next Special Meeting - **Tentatively October 27, 2020**

Crockery Township

Special Planning Commission Meeting

October 27, 2020

Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:29 P.M. Roll call was taken with Commissioners Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, Mike Munch, and Roy Holmes present. Z.A. Robert Toland was also present for this meeting.

There were 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 October 20, 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 stated the caboos will be delivered to the North Bank Trail (Nunica trail head) soon.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

Chairman Sanders asked for public comment. None was offered at this time.

Agenda Item 7. Action Items

No Action Items.

Agenda Item 8, Presentations

A. Hortech – Site Plan Review #1 (Greenhouse).

Documents received by the Commission for this review include; (1) a summary of the project by Hortech, dated October 22, 2020, with elevation and footprint attachments for a 14,400 SF greenhouse (96' X 150') on parcel #70-04-18-300-039 (22 acres), located at 12257 Cleveland Street (M-104), (2) a Planning and Zoning Review by Z/A Toland, discussing this proposal, dated October 27, 2020, (3) a site plan produced by Hortech Inc., 14109 Cleveland Street, Nunica, Michigan, 49448, dated October 21, 2020, by Leo V. Gartland.

Mr. Dave MacKenzie of Hortech was present for this site plan review.

The Commission discussed a sketch plan with the applicant on October 20, 2020, and requested further information, requiring a detailed site plan.

The Commission, along with Mr. Toland, discussed the site plan documents provided in detail and at length with Mr. MacKenzie. In addition to the detail discussed on October 20, 2020, the Commission further reviewed matters of location, drainage and retention, and utility location on the site.

After all discussion was complete, Commissioner Dave Meekhof made **a motion, via resolution**, to approve the site plan offered by Hortech, Inc., for construction of 14,400 SF greenhouse on parcel #70-04-18-300-039, located at 14109 Cleveland Street. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

B. Hortech – Sketch Plan Review #2 (Accessory Building – Pole Barn).

Documents received by the Commission for this review include; (1) a summary of the project by Hortech Inc., dated October 22, 2020, with elevation and footprint attachments for a 5,600 SF accessory building (56' X 100') on parcel #70-04-18-400-017 (32.07 acres), located at 17000 144th Avenue, (2) a Planning and Zoning Review by Z/A Toland, discussing this proposal, dated October 27, 2020, (3) a site plan produced by Hortech Inc., 14109 Cleveland Street, Nunica, Michigan, 49448, dated October 22 2020, by Leo V. Gartland.

Mr. Dave MacKenzie of Hortech was present for this site plan review.

The Commission discussed a sketch plan with the applicant on October 20, 2020, and requested further information, requiring a detailed site plan.

The Commission, along with Mr. Toland, discussed the site plan documents provided in detail and at length with Mr. MacKenzie. In addition to the detail discussed on October 20, 2020, the Commission further reviewed matters of use, location, drainage and retention, and utility location on the site. Mr. MacKenzie indicated there would be no restroom, septic system, or

external lighting installed for this building. Mr. MacKenzie further stated the vegetative roof would minimize drainage issues.

After all discussion was complete, Commissioner Roy Holmes made **a motion, via resolution**, to approve the site plan offered by Hortech, Inc., for construction of 5,600 SF accessory building on parcel #70-04-18-400-017, located at 17000 144th Avenue. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved by the Commission.

Agenda Item 9. Discussion Items

A. I-96 East Sub Plan Amendment.

Mr. Toland advised he is working with Ottawa County GIS to acquire the mapping requested by the Commission for review in this matter.

B. Discuss areas for potential rezoning.

No discussion or action taken.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Roy Holmes at 7:48 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 – November 17, 2020
Next Special Meeting - TBD