

Crockery Township

Regular Planning Commission Meeting
December 18, 2018
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, and Roy Holmes present. Z.A. Robert Toland and Attorney Ronald M. Redick were also present for this meeting.

Commissioner Mike Munch was absent.

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 November 20, 2018, Regular Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Rich Suchecki. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Agenda Item 4. Announcements

Commissioner Rich Suchecki advised the Board would like the Planning Commission to revisit zoning issues/requirements for Nunica (proper).

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

No public comments were offered at this time.

Agenda Item 7. Action Items

A. Greg Maki – Public Hearing Rezoning C-2 to C-3.

Mr. Greg Maki has made a request to rezone parcel #70-04-19-200-006 (3.2 acres), located at 13662 Cleveland Street, from C-2 General Commercial to C-3 Highway Commercial. This request is inconsistent with the Township's Master Plan (for future land use).

Documents provided to the Commission for this hearing include; (1) a Planning and Zoning Review by Z/A Robert Toland, dated December 18, 2018, discussing this proposal, (2) a color aerial of the subject parcel (70-04-19-200-006) and surrounding properties, (3) a summary of the request by Aaron Smith, acting on behalf of Greg Maki, and (4) a limited site plan for Agri-Med Crockery Township Provisioning Facility, by Schultz Land & Water Consulting, Inc., 4859 Townsend Court, P. O. Box 301, Montague, Michigan, 49437, by ARL, undated, Job #18003d.

Mr. Greg Maki, Mr. Aaron Smith, and Mr. David Schultz were present for this public hearing.

Chairman Bill Sanders opened the public hearing.

Mr. Toland provided a lead-in to the discussion by describing the property and providing a brief history of ownership. Mr. Toland reviewed the information found in his Planning and Zoning Review document, stating the reasoning for the C-3 request is that it would allow for the proposed provisioning center. Mr. Toland further advised the request to rezone was inconsistent with the Township's Mater Plan (future land use). The current use in the immediate vicinity is C-2 Commercial (consistent with the Master Plan) and R-1 Residential.

Mr. Aaron Smith spoke on behalf of Mr. Maki, covering his summary of the rezone request. Mr. Smith discussed the current commercial/industrial activities in the immediate area, transportation arteries, proximity to growing areas of West Michigan, and the application of the Township's Master Plan. Mr. Smith advised they would prefer to find an existing structure that met their needs rather than displacing an existing local business. Given the limited number of allowed (medical marijuana) facilities within Crockery Township, Mr. Smith advised it would be prudent of them to find an existing structure to convert for use, as interest in the business is moving rapidly in the State.

Mr. David Schultz, spoke briefly, generally confirming Mr. Smith's positions.

Chairman Sanders closed the public comment portion of the hearing after all interested parties were heard.

The Commission discussed the proposed rezone, however, were not swayed by the arguments put forth to over-ride the Township's Master Plan future land use recommendations.

After all discussion was complete, Commissioner Rich Suchecki made **a motion, via resolution**, to recommend to the Township Board that Parcel #70-04-19-200-006 **not** be approved for rezoning from C-2 General Commercial to C-3 Highway Commercial. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously passed by the Commission.

The Commission advised the applicants they could address the Commission's recommendation at the next Board meeting (January 16, 2019), since the final decision rests with the Board.

B. Revised Article 12 PUD and Miscellaneous Zoning Amendments – Resolution of Intent to Hold a Public Hearing.

After the Commission finalized the proposed draft of Article 12, PUD Planned Unit Development District; and other miscellaneous amendments, Commissioner Ryan Arends made **a motion, via resolution**, to hold a public hearing in this matter on Tuesday, January 15, 2019, at 7:30 P. M., at the Township Hall. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

Agenda Item 8. Presentations

Proposed Bylaws for the Planning Commission were discussed and recommendations were made, particularly regarding conflict of interest issues. Mr. Toland and Mr. Redick will continue to develop (Bylaws) language for further discussion.

Agenda Item 9. Discussion Items

A. Southwest Quadrant Sub Plan – Draft.

Previously set for Public Hearing on Tuesday, January 15, 2019, at 7:30 P. M., at the Township Hall.

B. New I-2 Heavy Industrial District.

A limited discussion took place on this matter. No action taken at this time, future discussion to take place.

C. Minor Change to Nunica Bible Church site plan.

Mr. Toland advised the Nunica Bible Church had begun construction on a small portico to shelter their west entry into the church. The Church was advised regarding the need for a building permit. The Commission agreed with Mr. Toland this was a minor change to the site plan and as Zoning Administrator he may approve the addition.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Roy Holmes at 9:24 P. M. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Regular Meeting – January 15, 2019