

Crockery Township

**Regular Planning Commission Meeting**  
**Virtual Session**  
**December 15, 2020**  
**Approved Minutes**

Chairman Bill Sanders called the meeting to order at 7:35 P.M. Roll call was taken with Commissioners, Jon Overway (Crockery Twp.), Bill Sanders (Crockery Twp.), Ryan Arends (Crockery Twp.), Rich Suchecki (Crockery Twp.), Mike Munch (Crockery Twp.), and Roy Holmes (Crockery Twp.) present. Z.A. Robert Toland (Comstock Park) and Attorney for the Township. Ronald M. Redick (Grand Haven Twp.) were also present for this meeting.

Commissioner Dave Meekhof was absent.

Township Clerk Kathy Buchanan and Township Supervisor Elect Erik Erhorn appeared to be virtually present. No members of the public appeared to be virtually present.

**Agenda Item 2. Approval of the Agenda**

Agenda Item 3., Approval of Minutes, was corrected to show intended action on minutes of October 27, a Special Planning Commission Meeting.

**Agenda Item 3. Approval of Minutes**

The Commission reviewed the minutes from the October 27, 2020, Special Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Mike Munch. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. Roll-call vote; Commissioner Bill Sanders – Yes, Commissioner Ryan Arends – Yes, Commissioner Rich Suchecki – Yes, Commissioner Mike Munch – Yes, Commissioner Roy Holmes – Yes, Commissioner Jon Overway – Yes. The motion was unanimously approved.

**Agenda Item 4. Announcements**

Commissioner Suchecki stated the Township is exploring repaving of certain roadways. The Township may request a survey of residents regarding a roadway maintenance millage.

**Agenda Item 5. Communications**

None.

## **Agenda Item 6. Public Comment**

Chairman Sanders asked for public comment. None was offered by the Township Clerk on behalf of the public. No members of the public appeared to be virtually present.

## **Agenda Item 7. Action Items**

### **A. Silver Vista – SLU Phase 3 – Resolution of Intent to Hold a Public Hearing.**

Documents provided to the Commission for this action include; (1) a Crockery Township Zoning Application, signed by Rob Vandervennen, dated December 2, 2020, and (2) a Site Plan by Driesenga & Associates, 12330 James Street, Suite H80, Holland, Michigan, 49424, 616 396-0255, dated December 4, 2020, by Tracy Hutchinson, Project #1610366.1C.

The Planning Commission has received a request from Silver Vista LLC for a Special Land Use permit to expand their existing self-service storage facility on Parcel #70-04-23-100-016, located at 11080 Cleveland Street. Phase 3 of the Silver Vista LLC plan includes a 30' X 60', 1800 SF expansion of an existing structure, the addition of a 30' X 150', 4500 SF structure, and the addition of a 20' X 150', 3000 SF structure on its Nunica Storage property.

Chairman Sanders briefly reviewed the proposed project with the Commission.

Commissioner Rich Suchecki made a **motion, via resolution**, to hold a public hearing in this matter on Tuesday, January 19, 2021, at 7:30 P.M., at the Township Hall. A 2<sup>nd</sup> was offered by Commissioner Ryan Arends. Roll-call vote; Commissioner Bill Sanders – Yes, Commissioner Ryan Arends – Yes, Commissioner Rich Suchecki – Yes, Commissioner Mike Munch – Yes, Commissioner Roy Holmes – Yes, Commissioner Jon Overway – Yes. The motion was unanimously approved.

### **B. Meekhof Trucking LLC – Rezoning from I-1 to I-2 – Resolution to Hold a Public Hearing.**

Documents provided to the Commission for this action include; (1) an Ottawa County GIS aerial of the Meekhof properties and surrounding parcels.

The Planning Commission has received a request from Meekhof Holding Company Inc. to rezone five parcels, including #70-04-16-100-006 (40.41 acres), #70-04-16-200-006 (39.99 acres), #70-04-16-200-021 (8.35 acres), #70-04-16-400-024 (32.96 acres), and #70-04-16-400-026 (27.16 acres), located at 16861 120<sup>th</sup> Avenue, from I-1 Light Industrial, to I-2 Heavy Industrial.

Mr. Toland briefly reviewed this request with the Commission.

Commissioner Rich Suchecki made a **motion, via resolution**, to hold a public hearing in this matter on Tuesday, January 19, 2021, at 7:30 P.M., at the Township Hall. A 2<sup>nd</sup> was offered by Commissioner Mike Munch. Roll-call vote; Commissioner Bill Sanders – Yes, Commissioner Ryan Arends – Yes, Commissioner Rich Suchecki – Yes, Commissioner Mike Munch – Yes, Commissioner Roy Holmes – Yes, Commissioner Jon Overway – Yes. The motion was unanimously approved.

### **Agenda Item 8, Presentations**

None.

### **Agenda Item 9. Discussion Items**

#### A. I-96 East Sub Plan Amendment.

Mr. Toland is continuing to work with Ottawa GIS to obtain appropriate mapping of the area for future discussion.

#### B. Zoning Amendments – Farm Building permit exemptions.

Mr. Toland provided the Commission with the initial draft of the amendment language. Mr. Toland reviewed the draft and the intent of the language and indicated Mr. Redick will provide further guidance on the language and content.

**Note; Mr. Redick advised current State guidelines indicate the Commission will likely meet virtually through the end of March, 2021.**

### **Agenda Item 10. Adjournment**

A **motion** to adjourn was made by Commissioner Mike Munch at 7:58 P. M. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. Roll-call vote; Commissioner Bill Sanders – Yes, Commissioner Ryan Arends – Yes, Commissioner Rich Suchecki – Yes, Commissioner Mike Munch – Yes, Commissioner Roy Holmes – Yes, Commissioner Jon Overway – Yes. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary  
Crockery Township Planning Commission

Next Regular Meeting – January 19, 2021  
Next Special Meeting - TBD