

CROCKERY TOWNSHIP PLANNING COMMISSION
Regular Meeting
Agenda
Tuesday, April 19, 2022
7:30 P.M., Board Room
17431 112th Avenue, Nunica, Michigan

1. Call to Order – Roll Call
2. Approval of the Agenda
3. Approval of the Minutes from the **March 15, 2022** meeting
4. Announcements
 - A. Township Board Report – Ryan Kelly
5. Communications
6. Public Comments (3 Minutes per Person)
7. Action Items
8. Presentations
9. Discussion Items
 - Proposed Outdoor Lighting Ordinance amendment
 - Proposed Parking Ordinance amendment
 - Site Plan Review building appearance sample
 - 15736 138th Ave – rezoning and land division
10. Adjournment

Next Regular Meeting: **May 17, 2022**

Crockery Township

Regular Planning Commission Meeting

March 15, 2022

Preliminary Minutes

Chairman Bill Sanders called the meeting to order at 7:35 PM. Roll call was taken with Ryan Kelly, Dave Meekhof, Bill Sanders, Ryan Arends and Mike Munch present. Planner Julie Lovelace, Fresh Coast Planning, was also present for this meeting.

Jon Overway and Roy Holmes were absent.

There were eight persons seated in the public gallery.

Agenda Item 2. Approval of the Agenda

The discussion item Priced Right Auto site plan was moved from Agenda Item 9 to Item 7 (Action Items).

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the February 15, 2022 Regular Planning Commission Meeting. A **motion** was made to approve the minutes by Commissioner Mike Munch. Commissioner Ryan Kelly offered a 2nd. The motion was unanimously approved.

Agenda Item 4. Announcements

A. Township Board Report – Ryan Kelly

The tax abatement for Lakeside Aggregates, LLC has been settled.

Agenda Item 5. Communications

None

Agenda Item 6. Public Comment

Chairman Bill Sanders asked for public comment. Developer Mike Murphy and Architect Dennis Dryer of Dryer Architectural Group, PLC, made inquiries about

zoning uses and dual use of parcels. The Planning Commission advised it would follow the Township Boards lead on these topics.

Agenda Item 7. Action Items

A. Priced Right Auto - major site plan amendments

Commissioner Ryan Arends made a **motion** to un-table this amended site plan for further review. A 2nd was offered by Commissioner Mike Munch.

New and/or revised documents provided to the Commission for this review include; (1) a revised site plan by Feenstra & Associates, Inc., 7482 Main Street, Jenison, Michigan 49428, 616 457-7050, dated October 5, 2021, last revision March 4, 2022, (2) a print from Rooks Architecture, 2362 Van Dyke St., Conklin, Mi. 49403 showing building plan and elevations views, (3) a letter from LRE Engineers & Surveyors, 2121 3 Mile Rd. NW, Walker, Mi. 49544 to the Ottawa County Water Resources Commission recommending approval of the storm water calculations and construction permit, and (3) a Planning Review by Planner Julie Lovelace, Fresh Coast Planning, dated March 9, 2022.

Mr. John Stuyfzand, Priced Right Auto, has offered an amended site plan to renovate an existing foundation for an oil change business (accessory to his auto sales operation) on Parcel #70-04-16-400-027, located at 12257 Cleveland Street.

Mr. Stuyfzand was present for this review.

Planner Julie Lovelace provided a lead-in to this discussion by reviewing the contingencies completed since the last application and site plan review. It was indicated that a storm water permit from the OCWRC was received and that both the Fire Chief and Engineer Kieft have reviewed the updated plans and approve.

The Commission discussed the mater including the outdoor lighting photometric plan. After full review, the Planning Commission found that all contingencies have been met. Commissioner Ryan Kelly made a **motion** to approve the site plan, and Commissioner Ryan Arends offered a 2nd. The motion was unanimously approved.

Agenda Item 8. Presentations

none

Agenda Item 9. Discussion Items

A. Private Streets Ordinance Amendment

The Planning Commission is currently reviewing the Township Design and Construction Standards on behalf of the Board and recommending language in order to integrate it into the Zoning Ordinance. Once each topic in the contents of the Standards have been reviewed, it will be brought to a Public Hearing as a whole in a future PC meeting before submitting a proposal to the Township Board.

The Planning Commission received a revised proposal draft dated March 2, 2022 from Fresh Coast Planning regarding private streets, shared driveways and driveways. The Planning Commission reviewed the draft and suggested some minor revisions.

B. Split Zoning Ordinance Amendment

The Planning Commission received a draft with revisions from the Township Attorney for a proposal to amend the Zoning Ordinance to address split-zoned parcels. The Commission reviewed the draft and found it acceptable.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Mike Munch at 8:25 p.m. Commissioner Ryan Kelly offered a 2nd. The motion was unanimously approved.

Respectfully Submitted,

David Meekhof, Vice Secretary
Crockery Township Planning Commission

Next Regular Meeting – April 19, 2022

TOWNSHIP OF CROCKERY

COUNTY OF OTTAWA

At a regular meeting of the Township Board of the Township of Crockery, held in the Township Hall, Nunica, Michigan, on the ____ day of _____, 2022 at 7:00 p.m.

PRESENT: _____

ABSENT: _____

The following ordinance was offered by Member _____ and seconded by Member _____.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE TOWNSHIP OF CROCKERY

(Outdoor Lighting)

THE TOWNSHIP OF CROCKERY ORDAINS:

Section 1. Outdoor Lighting. Section 3.29 of the Zoning Ordinance of Crockery is hereby amended so as to read in its entirety as follows:

3.29 OUTDOOR LIGHTING

1. Intent and Purpose

The purpose of this Section is to provide reasonable regulations to direct the location, design, illumination level, and use of outdoor lighting to minimize its undesirable effects. The standards set forth in this document shall be the minimum standards for all outdoor lighting occurring in Crockery Township. Specifically, this Section is intended to promote the public health, safety, and general welfare of the Crockery Township by:

- A. Maintaining safe nighttime driver performance on public streets by minimizing both brightly-lit surfaces and lighting glare.
- B. Promoting lighting that provides security but protects the privacy of adjacent properties.
- C. Allowing lighting that is not unduly intrusive or a nuisance to nearby residents, property occupants, and drivers.
- D. Eliminating intrusive artificial light and lighting that unnecessarily contributes to "sky glow" and energy consumption.

The minimum standards for outdoor lighting are as follows:

2. Lighting Plan

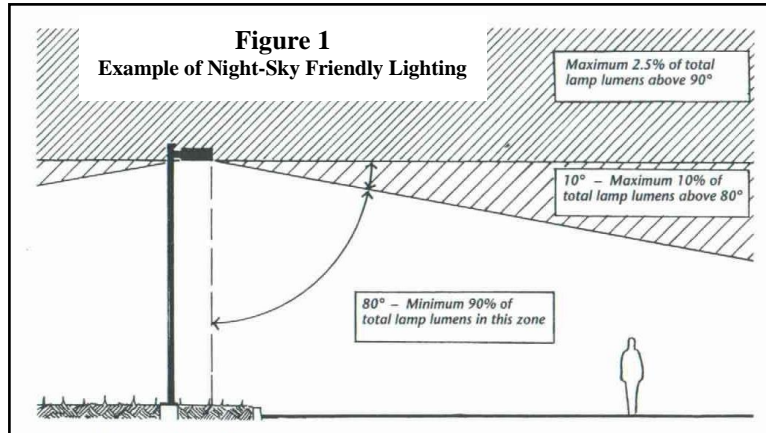
The following information shall be included for all Site Plan Reviews. Where Site Plan Review is not required, one or more of the following items may be required by the Zoning Administrator prior to outdoor lighting installation:

- A. A site plan drawn to a scale of one (1) inch equaling no more than thirty (30) feet showing the buildings, landscaping, parking and service areas, and location and type of all proposed outdoor lighting.
- B. A photometric grid overlaid on the proposed site plan.
- C. Analyses showing that the proposed installation conforms to the lighting level standards in this Section. A photometric plan shall indicate lighting levels at ground level based on no greater than a twenty-five (25) foot on-center grid and shall project twenty-five (25) feet onto adjacent properties or to the setback limit line, whichever is greater. Illumination levels shall also be measured for all surrounding streets at the public right-of-way.
- D. Specifications for all proposed lighting fixtures including mounting heights, photometric data, designation as Illuminations Engineering Society of North America (IESNA) "cut-off" fixtures, Color Rendering Index (CRI) of all lamps (bulbs), and other descriptive information on the fixtures. All lighting shall have the intensities and uniformity ratio consistent with the Lighting Handbook of the IESNA.
- E. All lighting Plans submitted for approval shall be prepared under the supervision of, and be signed and sealed by a Civil or Electrical Engineer, Registered in the State of Michigan.

3. General Requirements

- A. Type - All exterior lighting, including freestanding, canopy, pole, and building mounted, shall be fully shielded, and directed downward to prevent off-site glare and illumination.
- B. Intensity
 - i. Commercial and Industrial - The intensity of light within a site shall not exceed ten (10) foot-candles within any part of the site and one (1) foot-candle at any lot line, except where it abuts a residential Zone District or residential use, where the maximum shall be 0.5 foot-candles.
 - ii. Residential - Exterior lighting in residential zoning districts may not exceed five foot-candles at the source or must have full horizontal cut-offs. The source of light (filament, bulb, etc.) shall not be visible beyond the property line.

- C. Uniformity Ratios - In order to maintain uniformity in light levels across a development and prevent or minimize dark areas, the ratio of maximum to minimum lighting levels on a given lot is measured in foot-candles at ground level, and shall not exceed a ratio of fifteen-to-one (15:1) in residential Zone Districts or ten-to-one (10:1) in nonresidential and mixed-use Zone Districts. Parking lots shall maintain the same uniformity ratios as the main building or principal use served.
 - i. If a vehicle fuel station or an outdoor vehicle sales area is proposed to be located on a parcel where it would be situated between similar, exiting facilities on both sides of that parcel, then up to eighty percent (80%) of the existing light on the adjacent parcels may be utilized to satisfy the uniformity ratios required by this subsection C.
- D. Height - Except as otherwise required, the mounting height of fixtures that are located in, or within two hundred (200) feet of, a residential zoning district shall not exceed twenty (20) feet, except as may be approved in conjunction with a Special Land Use permit.
- E. Hours – Except for security of safety, all outdoor lighting fixtures shall be turned off one-half (1/2) hour after the close of business. Security and safety lighting shall be reduced to the minimum level necessary for that purpose.
- F. Fixtures
 - i. All outdoor fixtures, including building mounted fixtures, shall be full cut-off, shielded fixtures as shown in **Figure 2** located at the end of this section.
 - ii. Poles for lighting fixtures shall be of a fixed height. Adjustable poles are prohibited.
 - iii. High Intensity Discharge (HID) fixtures shall be used in an effort to maintain a unified lighting standard and prevent “sky glow.” High-pressure sodium fixtures are prohibited.
 - iv. Lighting shall be required in Parking Areas and shall comply with the applicable regulations of the underlying zoning district. Additionally, lighting in all Parking Areas shall be night-sky friendly (see **Figure 1** below).



- v. Decorative light fixtures may be approved by the [REDACTED] as an alternative to shielded fixtures when it can be proven that there shall be no off-site glare or illumination and the proposed fixtures will improve the appearance of the site.
- vi. Existing fixture replacements shall comply with the requirements of this Section. Any change to an existing site plan may require existing light fixtures be re-directed in conditions where excessive glare onto adjacent properties and roadways creates a nuisance or safety concern.

4. Security Lighting

- A. The need for security lighting (e.g., the lighting for safety of persons and property) shall be demonstrated. To the extent that an area is illuminated for other purposes, independent security lighting shall not be allowed.
- B. All security fixtures shall be shielded and aimed so that illumination is directed only to designated areas. In no case shall lighting be directed above a horizontal plane through the top of the lighting fixture, and the fixture shall include full cut-off shields that prevent the light source or lens from being visible on adjacent lots and streets. The use of general floodlighting fixtures shall not be allowed.

5. Architectural Lighting

When buildings and structures are to be illuminated, a design for the illumination shall use the following standards:

- A. Direction of Lights - Lighting fixtures shall be carefully located, aimed, and shielded so that light is directed only onto the building facade. Lighting fixtures shall not be directed toward adjacent streets, or properties, and light shall not trespass onto surrounding properties.
- B. Façade Lighting - Lighting fixtures mounted on the building and designed to "wash" the facade with light are permitted.

- C. Accent Lighting - Luminous tube (neon), LED or fluorescent lighting shall be allowed as an architectural detail on the exterior of any structure, provided however, that exposed bulbs shall be shielded. Internally illuminated architectural bands or similar shielded accents may be allowed upon determining that such accents would not cause off-site glare or light pollution and such lighting is not used to the extent that it constitutes a sign.
- D. Landscape Lighting - The illumination of landscaping shall not generate excessive light levels, cause glare, or direct light beyond the landscaping.

6. Other Lighting

- A. Indirect illumination of signs, canopies, bollards, and buildings is permitted provided a maximum one hundred twenty five (125) watt (or equivalent) bulb is utilized and there is no glare.
- B. Electrical feeds shall run underground, not overhead.
- C. The use of a laser light source, searchlights or any similar high intensity light for outdoor advertisement or entertainment is prohibited.
- D. Lighting shall not consist of or have the appearance of movement or flashing components.

7. Public Street Lighting

The cost of installing and operating approved street lighting on any public street and the costs of all other lighting systems shall be borne by the developer/property owner.

8. Electrical Supply

- A. All electrical supply shall be provided underground.
- B. All electrical supply shall be installed within the sixty-six foot (66') road right of way or approved easements.

9. Exemptions

The following outdoor light fixtures are exempt from the provisions of this Section:

- A. Streetlights located within a public right-of-way.
- B. Outdoor light fixtures which have a lighting output of one hundred fifty (150) lumens or less.
- C. Lighting necessary for street or utility construction or emergencies.
- D. Lighting necessary for baseball, softball, football and soccer fields, or similar uses that cannot reasonably comply with the standards and provide sufficient illumination of the recreational field for safe use, following IESNA standards.

The fixtures shall be aimed so that their beams are directed and fall within the primary playing or performance area. Lights shall be extinguished within one-half (1/2) hour of the completion of the event.

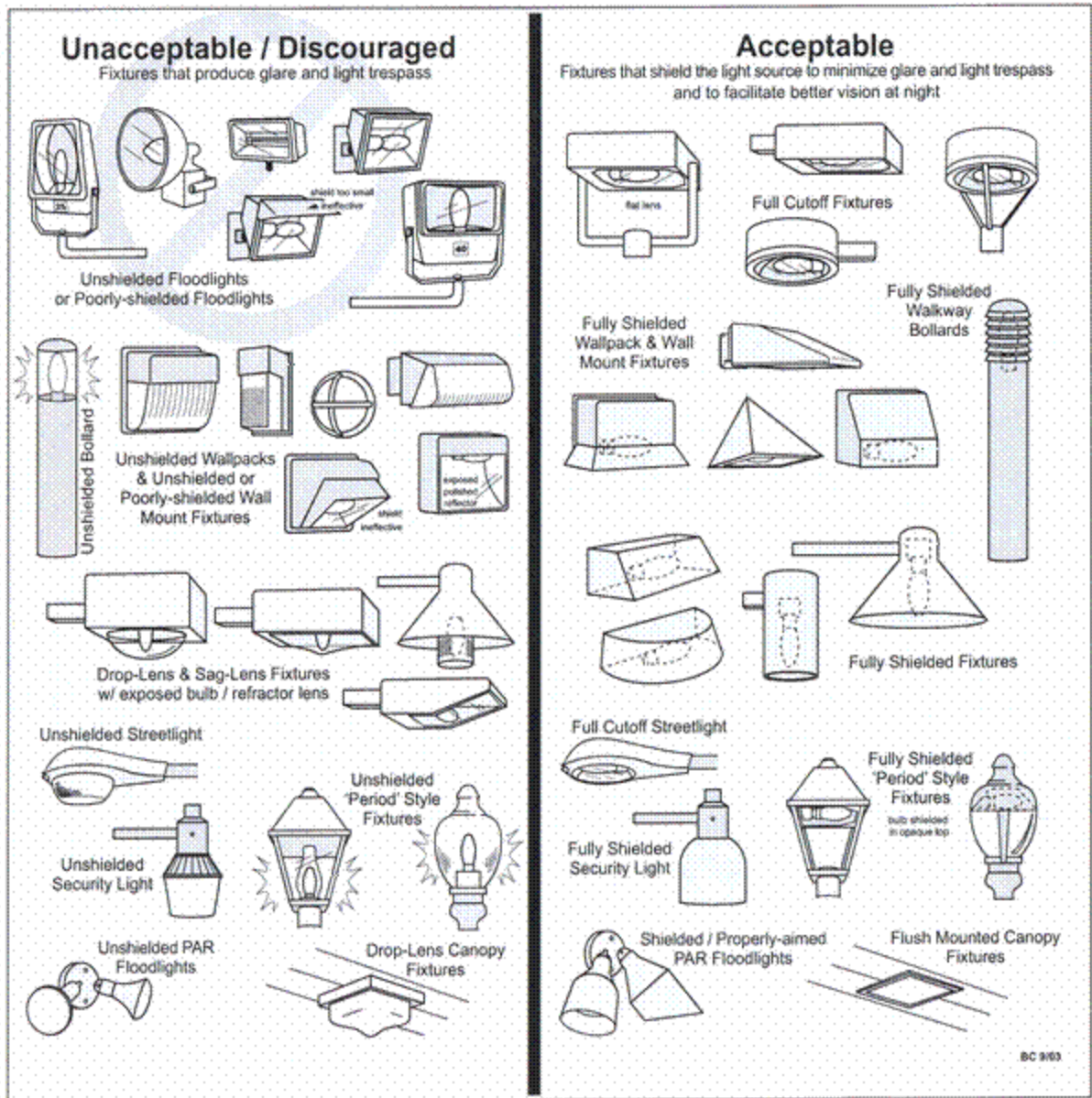
- E. Government facilities, parks and open areas, public utility facilities, and other uses where sensitive or dangerous materials are located providing all, of the following apply:
 - i. The lighting is necessary for adequate protection of the public.
 - ii. The condition, location, or use of the land, or history of activity in the area, indicates the land or any materials stored or used on it are in greater danger of theft or damage, or members of the public are at greater risk for harm than on other property.
 - iii. The deviations from this section shall not have a significant adverse effect on neighboring areas.

10. Administrative Departure

The Zoning Administrator or Planning Commission may grant a departure from the requirements this Section if it is determined that in so doing, it shall not contradict the purposes of this Section or negatively affect the health, safety, and welfare of the public.

The following diagram shall be used when determining appropriate lighting fixtures.

Figure 2: Appropriate Light Fixtures



FCP draft
March 4, 2022

Section 2. Publication/Effective Date. A summary of the regulatory effect of this Ordinance shall be published in a newspaper of general circulation in the Township within 15 days after adoption. This Ordinance shall become effective seven days after such publication.

AYES: _____

NAYS: _____

ORDINANCE DECLARED ADOPTED.

Kathy Buchanan
Crockery Township Clerk

I hereby certify that the foregoing is a true and complete copy of an ordinance adopted by the Township Board of the Township of Crockery at a public meeting held on the date first stated above, and I further certify that public notice of such meeting was given as provided by law.

Kathy Buchanan
Crockery Township Clerk

TOWNSHIP OF CROCKERY

COUNTY OF OTTAWA

At a regular meeting of the Township Board of the Township of Crockery, held in the Township Hall, Nunica, Michigan, on the _____ day of _____, 2022 at 7:00 p.m.

PRESENT: _____

ABSENT: _____

The following ordinance was offered by Member _____ and seconded by Member _____.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE TOWNSHIP OF CROCKERY

(Parking and Loading)

THE TOWNSHIP OF CROCKERY ORDAINS:

Section 1. Parking and Loading. Article 20 of the Zoning Ordinance to the Township of Crockery is hereby amended so as to read in its entirety as follows:

20.01 GENERAL

In all zoning districts, there shall be provided, before any building or structure is occupied, or is enlarged or increased in capacity, off-street parking spaces for motor vehicles as follows:

Minimum Number of Parking Spaces Required

1. For uses not specifically listed in Table 6, the parking requirements shall be those of the most similar use as determined by the Zoning Administrator. When the application of these parking requirements results in a fractional space requirement, the fractional space requirement shall be determined using standard mathematical rounding.
2. Where more than one use occupies a given structure or parcel of land or where a given business occupies a combination of uses, the minimum required number of parking spaces shall be the sum of the requirements for each use times 0.75, or complies with the requirements of this section for joint or shared parking.
3. Where a building may be used for more than one purpose and the applicant does not limit the permitted uses in the building, parking spaces shall be provided based on the possible use(s) that require the most parking spaces.
4. Where a building or use has a frontage on a public street that has legal on-street parking, such parking along the site's frontage may be counted toward meeting the minimum parking required by this chapter.

5. Special Land Uses or those not specifically listed shall provide an adequate number of parking spaces as determined by the Planning Commission or Zoning Administrator.
6. For additions, expansions or changes of use, the minimum number of required parking spaces shall be based solely on the number of additional spaces required and not on any existing deficiencies in available off-street parking.

Table 6 - Minimum Vehicular Parking Requirements	
Use	Minimum Number of Vehicular Spaces Required
Residential	
1. One family	2 spaces/dwelling unit
2. Two-family	2 spaces/dwelling unit
3. Three or more families	1.5 spaces/dwelling unit
4. Multi-family/ Apartments	1 for each sleeping room
Commercial	
1. Auto parts store	1 space/250 square feet of gross floor area
2. Auto Repair/Body shop	1 space/300 square feet of gross floor area
3. Banks/Credit Unions/Mortgage Lenders	1 space/250 square feet of gross floor area
4. Bed or breakfast inn	1 space/guest room plus 2 spaces for the permanent residence
5. Beauty Parlor/Salon/Barbershop/Nail Salon	2 spaces/each chair or 1 space/200 square feet of gross floor area, whichever is greater
6. Billiard hall/Amusement arcade	1 space/200 square feet of gross floor area
7. Bowling alley	3 spaces/each lane plus 1 space for each employee
8. Car wash/Oil change/Tire sales	1 space for each employee plus 2 spaces for each service bay
9. Commercial recreation facilities, enclosed	1 space/400 square feet of gross floor area
10. Commercial recreation facilities, unenclosed	1 space/300 square feet of usable recreational area square footage
11. Dance hall/Instructional studio	1 space/200 square feet of gross floor area
12. Day care centers, preschools, kindergartens	2 spaces/teacher or employee
13. Equipment rental	1 space/1,000 square feet of site area
14. Funeral home/Mortuary	1 space/75 square feet of gross floor area plus 1 space for each employee on the largest shift
15. Furniture or large appliance sales/Home decorating showrooms	1 space/750 square feet of gross floor area
16. Garden nursery/Landscape supplies and other unenclosed retail businesses	1 space/each 400 square feet of open sales/display area
17. Gasoline service station without convenience or food store	1 space/2 pumps
18. Gasoline service station with convenience or food store	1 space/2 pumps plus 1 space/200 square feet of gross floor area
19. Golf Course	4 spaces/hole plus 1 for each employee

20. Health club/Fitness center/Spa	1 space/200 square feet of gross floor area
21. Hotel with convention center	1 space/bedroom plus 1 space per 400 square feet of gross floor area for the convention center
22. Laundromats, self-service dry cleaners	1 space/each 2 washer dryer combination
23. Marijuana provisioning center	1 space/200 square feet of gross floor area
24. Marijuana secure transporter	1 space/200 square feet of gross floor area
25. Marijuana processor facility	1 space/500 square feet of gross floor area
26. Marijuana safety compliance facility	1 space/200 square feet of gross floor area
27. Medical/Dental office	1 space/150 square feet of gross floor area
28. Miniature golf course	2 spaces/hole
29. Motel/Hotel without convention center	1 space/bedroom plus 1 space for each 2 employees on the largest shift
30. New and used automobile, truck, trailer, boat, sales, large machinery/equipment, recreational vehicles, motorcycles, manufactured homes, or other bulky merchandise and auto rental	1 space/1,000 square feet of gross floor area plus 1 space/2,000 square feet of outside display/sales lot area
31. Office (except medical and dental)	1 space/300 square feet of gross floor area
32. Retail sales	1 space/200 square feet of gross floor area
33. Restaurants with drive through	1 space/200 square feet of gross floor area up to 2,000 square feet, plus 1 space/300 square feet over 2,000 square feet, plus 1 space for each employee
34. Restaurants/Taverns/Bars without drive through	1 space/50 square feet of gross floor area
35. Service or repair shops	1 space/600 square foot of gross floor area
36. Shopping centers having a gross leasable area (GLA) of 25,000 to 400,000 square feet	1 space/250 square feet of gross leasable area
37. Shopping centers having a gross leasable area (GLA) of over 400,000 square feet	1 spaces/200 square feet of gross leasable area
38. Skating rink	1 space/300 square feet of gross floor area
39. Supermarket/Convenience/Liquor/Grocery stores, 7,500 square feet or less	1 space/300 square feet of gross floor area
40. Supermarket/ Convenience/Liquor/Grocery stores, more than 7,500 square feet	1 space/200 square feet of gross floor area
41. Tennis, racquetball clubs	1 space/1,000 square feet of gross floor area
42. Theater, cinema	1 space/3 seats
43. Veterinarian, animal hospital	4 spaces/doctor, plus 1 space for each employee
44. Wholesale garden nursery	1 space/1,500 square feet of building and outside display
45. Wholesale merchandise	1 space/each 2,000 square feet of gross floor area

46. Marijuana provisioning center	1 space/200 square feet of gross floor area
Industrial	
1. Building Contractors/Construction	1 space/1,000 square feet of gross floor area plus 2 spaces for each 3 employees, plus 1 space for every vehicle stored on the property
2. Laboratories, research and development facilities	1 spaces/400 square feet of gross floor area
3. Manufacturing, processing, packing, assembly and fabrication establishment	1 space/800 square feet of gross floor area
4. Marijuana grower facility	1 space/1,000 square feet of gross floor area
5. Marijuana secure transporter	1 space/200 square feet of gross floor area
6. Marijuana processor facility	1 space/500 square feet of gross floor area
7. Marijuana safety compliance facility	1 space/200 square feet of gross floor area
8. Self-storage facility	1 space/each 20 stalls plus 1 space for each employee
9. Salvage/ junk yard	15 spaces for sites up to 10 acres and 25 spaces for sites over 10 acres
10. Warehouse, freight movement, distribution, and storage	1 space/2,000 square feet gross floor area
Institutional and Places of Assembly	
1. Art gallery	1 space/500 square feet of gross floor area
2. Assisted living facility, Convalescent facility, nursing home, congregate care facility	1 space for each 5 beds plus 1 space for each 2 employees on largest shift
3. Auditoriums/Arena/Clubs/Lodges/Community centers and other conference centers	1 space/3 seats or 12 feet of bench length
4. Child care facility, kindergarten/pre-schools	1 space/teacher or employee plus 1 space per 12 persons served
5. Churches/temples/synagogues	1 space/4 seats or 12 feet of bench length
6. College	1 space/3 classroom seats
7. Commercial school for adults	1 space/3 classroom seats
8. Correctional/rehab/detention institution or facility	1 space per 6 beds based on maximum capacity plus 1 space/each employee on largest shift
9. Elementary school, Middle school	1 space for each teacher and administrator plus requirements for auditorium
10. Hospitals/Medical centers	1 space for each 2 beds plus 1 space for each employee on largest shift
11. Library/ Museum	1 space/400 square feet of gross floor area plus 1 space for each employee on largest shift
12. Private utility operation	1 space/each employee on largest shift

13. Residential care facility	1 space/7 residents served under the age of 12 1 space/5 residents served ages 12—17 1 space/4 residents served ages 18 years or older
14. Retirement home facilities	1 space/each 3 units
15. Senior High school/College/Technical school	1 space/employee plus 1 space/each 5 students plus requirements for auditorium
16. Stadium/Theater	1 space/3 seats or 8 feet of bench length

20.02 JOINT USE OF PARKING FACILITIES

Provisions of common parking facilities for several uses in the same vicinity are encouraged. Where multiple principal uses utilizing common parking facilities exist on the same property in the same vicinity, the total space requirement is the sum of the minimum individual requirements for each use.

Where a principal use and an accessory use exist on the same property, the total space requirement is the sum of the minimum individual requirements for the principal and accessory uses unless the Planning Commission authorizes as a Special Land Use a smaller number of parking spaces. In granting such authorization, the Planning Commission shall consider the following standards:

1. Whether the proposed number of parking spaces is sufficient to meet the need for parking facilities of both the principal and accessory uses. The number of parking spaces authorized by the Planning Commission shall not be less than the minimum number required for the principal use.
2. The reason for the request that a smaller number of parking spaces than that required by authorized.
3. The effect on adjoining property and the surrounding neighborhood.

20.03 LOCATION OF PARKING FACILITIES

Off-street parking facilities required shall be located contiguous to the principal building or use. Parking spaces shall not be located in a required front yard except for single-family or duplex residential uses.

For all residential buildings and for all non-residential buildings and uses in residential zoning districts, required parking shall be provided on the lot with the building or use it is required to serve.

However, for commercial and all non-residential buildings and uses in commercial zoning districts, as much as twenty-five percent (25%) of the required number of parking spaces may be located within three hundred (300) feet of the principal building or use, provided proof of ownership or lease for exclusive use of such premises is provided. Such distance shall be measured between the nearest point of the parking facility and the nearest point of the principal building or use. If this option of utilizing nearby parking is exercised, then the parking area may not be discontinued or otherwise converted to another use unless the building or use otherwise meets the minimum required number of off-street parking spaces.

20.04 REQUIREMENTS FOR PARKING AREAS

Every parcel of land hereafter established as an off-street public or private parking area for more than five vehicles, including a municipal parking lot, commercial parking lot, automotive sales and/or service lot, and accessory parking areas for multiple dwellings, businesses, public assembly, and institutions; shall be maintained in accordance with the following standards.

20.05 PARKING AREAS, FRONT YARD - REQUIRED LANDSCAPING

Landscaping shall be provided for in areas internal to parking lots to provide visual and climatic relief from broad expanses of pavement. Landscape features installed in fulfillment of this requirement should be designed and situated to protect lighting fixtures and fire hydrants and to define access and circulation ways.

1. **Parking Area Landscaping Requirements** - In order to reduce the visual impacts of parking lots and to enhance their appearance to surrounding land uses, the Township requires parking lots to be internally landscaped. The following schedule shows the amount of land area that must be set aside for landscaping in parking lots containing:
 - A. More than twenty-five (25) but less than fifty (50) parking spaces – fifteen (15) square feet of land area per parking space.
 - B. Between fifty (50) and ninety-nine (99) parking spaces – twelve and one-half (12.5) square feet of land area per parking space.
 - C. One hundred (100) parking spaces or more – ten (10) square feet of land area per parking space.
2. **Minimum Size** - The minimum size of any internal landscaped area shall be sixty (60) square feet, with a minimum width of six (6) feet.
3. **Protection of Landscaping** - Internal landscape areas shall be protected by the installation of curb stops, a raised concrete curb, or anchored landscape timbers around their border. The curb is intended to prevent motor vehicle infringement upon landscaped areas and to ensure that the landscaping materials remain within a defined area.
4. **Required Plantings** - For each one hundred (100) square feet of required landscaped area one canopy tree.
5. **Minimum Plant Size** - All new plants required for landscaped areas internal to parking lots shall meet the minimum size requirements set forth in the landscape and greenbelt provisions of this ordinance.

20.06 OFF-STREET LOADING SPACES

Off-street loading shall be provided for every building or addition to an existing building hereafter erected to be occupied by manufacturing, dairy, warehouse/storage, display of goods, retail store or block of stores, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning or other similar uses requiring the receipt or distribution in vehicles of materials or merchandise. The following shall be provided and maintained on the same lot with such building or addition:

1. An area or means adequate for maneuvering and ingress and egress for delivery vehicles, and
2. Off-street loading spaces in relation to floor areas as follows:
 - A. Up to twenty thousand (20,000) square feet - one (1) space.
 - B. Twenty thousand (20,000) or more, but less than fifty thousand (50,000) square feet – two (2) spaces.
 - C. One (1) additional space for each additional fifty thousand (50,000) square feet, or a fraction thereof.
3. No such space shall be located closer than 50 feet to any Residential or Agricultural Zoning District. Loading spaces shall not block any street right-of-way or maneuvering areas necessary for reaching any parking space, nor shall any parking space be designated for the dual purpose as a loading space. Loading spaces shall be so located as to be accessible by the type of delivery trucks that customarily deliver supplies to the site.
 - A. Additional Parking Space: Loading space shall be provided as area additional to off-street parking space and shall not be considered as supplying off-street parking space.
 - B. Space Requirements: There shall be provided adequate space for standing, loading, and unloading service not less than twelve (12) feet in width, thirty-five (35) feet in length, and fourteen (14) feet in height, open or enclosed.

20.07 SIZE OF PARKING SPACES

Each off-street parking space shall have an area of not less than 171 square feet (exclusive of access drives or aisles) and shall be a minimum of nine feet in width and 19 feet in length, except for parallel parking spaces which shall be 24 feet in length.

20.08 DESIGN, CONSTRUCTION, AND MAINTENANCE REQUIREMENTS

All off-street parking areas, except for parking spaces provided for single-family dwellings and duplexes, shall be designed, constructed, and maintained in accordance with the following standards and requirements:

1. The parking lot and its driveways shall be effectively screened on each side that adjoins or faces premises situated in any Residential or Agricultural Zoning District by a five-foot high solid fence, wall, compact evergreen hedge, or other screening approved by the Planning Commission.

2. Parking areas shall be so designed and marked as to provide for orderly and safe movement of vehicles.
3. Barrier-free parking spaces shall conform to the requirements of the latest building codes, state and federal laws for number, size, and location.
4. Off-street parking spaces shall not be closer than five (5) feet to any building or property line.
5. All off-street parking areas shall be constructed to prevent erosion and graded to dispose of surface water. No surface water shall be permitted to drain onto adjoining property unless there is a common engineered drainage system shared with the adjoining property.
6. The parking lot and its driveway shall be:
 - A. Designed to provide adequate drainage,
 - B. Surfaced with concrete or asphalt pavement as required by the zoning district, and
 - C. Maintained in good condition and free of dust, trash, and debris.
7. The parking lot and its driveways shall not be used for repair, dismantling, or servicing of any vehicles.
8. The parking lot shall be provided with entrances and exits so located as to minimize traffic congestion.
9. All parking spaces shall be provided with wheel or bumper guards so located that no part of a parked vehicle will extend beyond the parking area; bump any fence, wall, or landscaping; or hang over any sidewalk or pedestrian pathway.
10. Subject to the restrictions of Section 20.03, no part of any public or private parking area, regardless of number of spaces provided, shall be closer than ten feet to the street right-of-way line. Areas between such parking area and the street that are not used for driveways or sidewalks shall be landscaped with grass and other vegetative materials.
11. Access – Adequate ingress and egress to the parking area by means of clearly limited and defined drives shall be provided.
 - A. For one-way access drives, not less than twelve (12) or more than sixteen (16) feet in width.
 - B. For two-way access drives, not less than twenty-four (24) or more than thirty (30) feet in width.
 - C. Where a turning radius is necessary, it will be of such an arc as to reasonably allow an unobstructed flow of vehicles, and so located as to secure the most appropriate development of the individual property.

12. Surface - Parking areas in the C-1 Commercial zoning district shall have a bituminous or concrete surface and provide adequate drainage. In all other zoning districts, asphalt, concrete, crushed concrete, crushed limestone, or other material may be used as may be approved by the Planning Commission.
13. Screening Required – No off-street parking area shall be located closer than fifteen (15) feet to any residentially used or zoned property unless:
 - A. Wholly within a completely enclosed building, or
 - B. Screened by a masonry wall or a uniformly painted solid board fence of uniform appearance.
 - C. Screened by a compact planting not less than four (4) feet in height.
14. Where an off-street parking area abuts or is across the street from residentially used or zoned property, it shall have a landscaped setback of 15 feet on any boundary that is adjacent to or across the street from residentially used or zoned property. All such required landscaped setbacks should be suitably protected, developed, and landscaped. Plantings shall be maintained in good condition and not encroach on adjoining property.
15. Driving Aisles - Each off-street parking area shall be served with adequate access by means of maneuvering lanes. Backing directly onto a street shall be prohibited. Aisle widths are dependent upon whether traffic flow is one way or two-way, angle of parking, and whether or not parking is on both sides of the aisle. The following standards shall apply.
16. Aisles for 90, 60, and 45-degree parking shall be 24 feet for two-way traffic. Aisle widths for 60-degree parking with one-way traffic shall be 16 feet wide. Aisle widths for 45-degree parking with one-way traffic shall be 14 feet wide. Parking on one side of the aisle only with two-way traffic shall require a 22-foot-wide aisle for 90-degree parking and 20 feet for 60 and 45-degree parking. Parking on one side with one-way traffic shall require an 18-foot-wide aisle for 90-degree, 14 feet for 60-degree and 12 feet for 45-degree parking.
17. Lighting - Lighting shall meet the requirements of Section 3.29 Outdoor Lighting.

Section 2. Publication/Effective Date. A summary of the regulatory effect of this Ordinance shall be published in a newspaper of general circulation in the Township within 15 days after adoption. This Ordinance shall become effective seven days after such publication.

AYES: _____

NAYS: _____

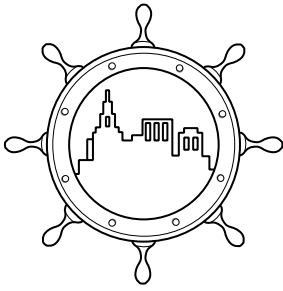
FCP draft
February 17, 2022

ORDINANCE DECLARED ADOPTED.

Kathy Buchanan
Crockery Township Clerk

I hereby certify that the foregoing is a true and complete copy of an ordinance adopted by the Township Board of the Township of Crockery at a public meeting held on the date first stated above, and I further certify that public notice of such meeting was given as provided by law.

Kathy Buchanan
Crockery Township Clerk



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MEMORANDUM

To: Crockery Township Planning Commission
From: Julie Lovelace
Date: April 12, 2022
Re: Site Plan Review – Building Appearance

At the February Planning Commission (PC) meeting, building façade material standards were discussed. Below is an example of building facade requirements from Allendale Charter Township's Zoning Ordinance. This sample gives the PC something to react to and build on:

Building Appearance.

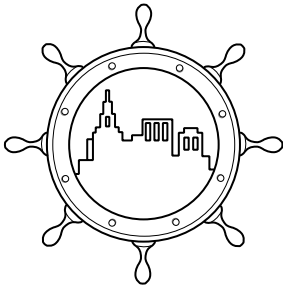
In granting site plan review approval, the Zoning Administrator or Planning Commission shall require certain designs, textures, colors, or architectural treatments for any building or structures, which in its judgment produce a harmonious, substantial, distinctive, and inviting appearance with beauty of materials and architectural design creating a strong, sturdy, adaptable and lasting environment. The following materials represent and advance the intent and objective of the above descriptions.

- 1. Commercial and Mixed Use Buildings: That portion of the building which faces a public or private street, parking lot or residential zoning district shall be finished with brick, architectural masonry block stone, glass or a combination of these materials. No more than forty (40%) percent of any wall shall be glass.*
- 2. Residential: Brick, architectural masonry block, cement board and stone. These materials shall be used for a minimum of fifty (50%) percent of all exterior wall areas in combination with dryvit, stucco, vinyl, EFIS, metal with enclosed fasteners, and similar materials.*
- 3. Industrial: A minimum of 50 percent of that portion of the building which faces a public or private street or a residential zoning district shall be finished with brick, architectural masonry block, cement board, glass, stone or combination of those materials. The remaining exterior walls if not finished with the materials noted in the preceding paragraph shall be finished with stucco, EFIS, architectural metal panels consisting of a minimum of 24-gauge metal with a minimum rib height of 1¼ inches or a combination of these materials or similar materials. Exposed fasteners shall match the color of the metal finish.*
- 4. In recognition of developing technologies in building materials, the Planning Commission may agree to approve other materials provided that they meet the intent of this Section, are compatible with surrounding properties, and further provided that such materials shall comply with the architectural, safety and other requirements of the Township building codes, fire code and other applicable Township Ordinances.*

Additionally, we will make the following required contents (move from discretionary)

Typical elevation views of the front, side, and rear of each building

Preliminary architectural sketch of buildings and structures and/or a written description of the type of construction and exterior materials to be used in proposed buildings and structures.



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MEMORANDUM

To: Crockery Township Planning Commission
From: Julie Lovelace
Date: April 12, 2022
Re: 15736 138th Ave

The Township has received an application for a rezoning of 15736 138th from Ag-2 (Rural/Ag Preservation) to R-1 (Low Density Residential). In looking through the parcel file, it appears the parcel was originally Ag-2 and was rezoned to R-1 in October 2004. Then in May 2012 the owner requested a rezone from R-1 back to Ag-2. The house on this parcel recently burned down and, tragically, the owner perished in the fire. The children now wish to rezone the parcel back to R-1.

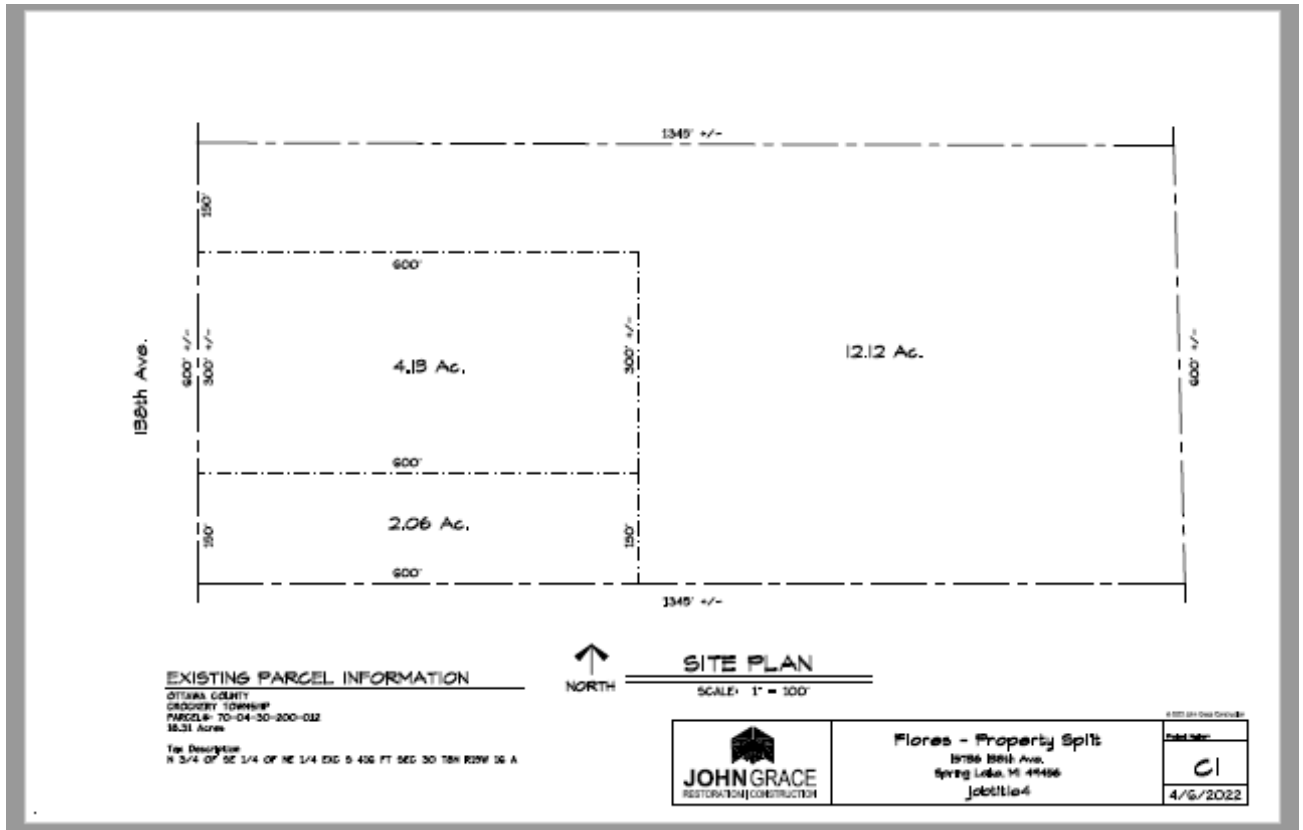
The Future Land Use map shows the west side as R-1 (Rural Estate) and the east as Ag-1 (Agricultural Open Space Preservation).



The four parcels directly north of the subject parcel are currently zoned R-1. The other surrounding parcels are Ag.

Should the PC approve the rezoning request, the Applicants further request Planning Commission approval of a land division that results in a parcel that exceeds the maximum depth-to-width ratio. Per Section 3.24 of the Zoning Ordinance:

“In all zoning districts, except as stated below in this section, no parcel shall be created, the depth of which exceeds four times the width of such parcel, as measured under the terms of the Township Land Division Ordinance, and no building or structure shall be constructed on such a parcel. **The Planning Commission may, however, permit the creation and use of a parcel, the depth of which exceeds four times its width, if the same is approved as a special land use.**”



Staff is requesting Planning Commission (PC) approval to hold a public hearing on the rezoning request and Special Land Use requests at the May meeting.