

Crockery Township

Regular Planning Commission Meeting
March 15, 2022
Approved 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