

Crockery Township

Regular Planning Commission Meeting

April 19, 2022

Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:32 P.M. Roll call was taken with Commissioners Ryan Kelly (presence delayed), Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Mike Munch, and Roy Holmes present. Planner Julie Lovelace, Fresh Coast Planning, was present on behalf of the Township.

There was one person 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 March 15, 2022, Regular Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Mike Munch. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

Agenda Item 4. Announcements

None.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

Chairman Sanders asked for public comment. No public comments were offered.

Agenda Item 7. Action Items

None.

Agenda Item 8, Presentations

None.

Agenda Item 9. Discussion Items

A. Proposed Outdoor Lighting Ordinance Amendment.

Ms. Lovelace provided the Commission with a draft of the proposed outdoor lighting amendments. The Commission found the draft language largely acceptable, recommending the Zoning Administrator to have the authority to approve decorative fixtures (Section 3. General Requirements, F. Fixtures, v.), and, modifying the list of Unacceptable/Discouraged fixtures to Discouraged (only), believing that some of the fixtures may have use in certain applications.

Planner Lovelace will prepare the final draft for a future public hearing in this matter.

B. Proposed Parking Ordinance Amendments.

Ms. Lovelace provided the Commission with a draft of the proposed parking ordinance amendments. The Commission discussed the draft and found the amended language acceptable.

Planner Lovelace will prepare the final draft for a future public hearing in this matter.

C. Site Plan Review – Building Appearance sample.

Planner Lovelace provided the Commission with an example of required exterior building façade materials (Allendale Township) when considering exterior building appearance for site plan review. The Commission discussed the appearance possibilities and would like to see more examples, including Spring Lake Village requirements. Ms. Lovelace will gather more examples for future consideration.

Note: Commissioner Ryan Kelly arrived and was present at this point for the following item discussions.

D. 15736 138th Ave – Rezoning and Land Division request.

The Township has received an application to rezone property located at 15736 138th Avenue from Ag-2 Rural/Agricultural Preservation, to R-1 Low Density Residential. Should the rezoning be approved, the owners also wish the Planning Commission to consider a land division that exceeds the maximum depth-to-width ratio,

The Commission reviewed and discussed the information provided in this matter. After discussing the issue, Commissioner Ryan Arends made **a motion** to hold a public hearing in this matter on Tuesday, May 17, 2022, at 7:30 P.M., at the Township Hall. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Planning Commission.

Planner Lovelace will gather and prepare the necessary documents for the hearing.

Agenda Item 10. Adjournment

A motion to adjourn was made by Commissioner Ryan Kelly at 8:40 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 - May 17, 2022
Next Special Meeting - TBD