

Crockery Township

Regular Planning Commission Meeting

May 17, 2022
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:33 P.M. Roll call was taken with Commissioners Ryan Kelly, 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 were six 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 April 19, 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 Roy Holmes. The motion was unanimously approved by the Commission.

Agenda Item 4. Announcements

Commission Ryan Kelly advised the Board is interested in having the Planning Commission work on a zoning ordinance amendment that allows road right-of-way to be included in the calculation of lot size, similar to the calculation allowed presently for agricultural properties.

Commissioner Kelly also stated gravel roadway brining is underway in the Township.

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

A. Rezone Request – Flores, 138th Avenue – Public Hearing.

Documents received by the Commission for this hearing include; (1) a Crockery Township Zoning Application, signed by Tammey Flores, dated April 11, 2022, requesting a rezone for Parcel #70-04-30-200-012, from Ag-2, Rural Agricultural Preservation, to R-1, Low Density Residential, (2) a Planning Review by Ms. Julie Lovelace, dated May 5, 2022, discussing this proposal, including aerial views of the parcel and surrounding properties, and proposed splits.

Ms. Tammey Flores, 11320 Cleveland Street, has submitted an application to rezone Parcel #70-04-30-200-012, located at 15736 138th Avenue, 18.31 acres, from Ag-2 Rural Agricultural Preservation, to R-1, Low Density Residential. Ms. Flores also requests the Planning Commission waive the Township's ordinance restriction regarding lot depth to width ratio if the rezoning is approved.

Ms. Flores was not present for this hearing.

Chairman Bill Sanders opened the public hearing.

Planner Lovelace provided an introduction to this discussion by reviewing her Planning Review information, including a brief history of the subject parcel's past zoning, present zoning, and future land use designation, which include Rural Estates and Ag-1 zoning suggestions. Ms. Lovelace indicated Ms. Flores would like to divide the property into three (3) lots of varying size, one of which would require waiving the lot depth to width ratio by the Planning Commission.

The Commission discussed the proposed zoning change, noting the zoning history of the property, and the presence of adjacent properties currently zoned R-1 Low Density Residential. The Commission also reviewed the physical characteristics of the parcel.

Chairman Sanders asked for public comment.

Mrs. Sally Chittenden, 138th Avenue, and a neighbor to the subject parcel, had questions concerning the process of rezoning, but remained neutral regarding the proposed change by the applicant.

Mr. Paul Rickerd, Pathway Drive, had questions concerning the splits and buildable area of the property.

After all interested parties were heard, Chairman Sanders closed the public comment.

The Commission continued to discuss the rezone request, taking into consideration the current zoning of the immediate area, the suggested future land use found in the Master Plan, and public comment.

After considerable discussion, the Commission felt the rezone request was reasonable.

After all discussion was complete, and all parties heard, Commissioner Dave Meekhof made a **motion** to recommend to the Township Board that Tammey Flores' request to rezone Parcel #70-04-30-200-012 from Ag-2 Rural Agricultural Preservation to R-1 Low Density Residential be approved. A 2nd was offered by Commissioner Roy Holmes. The Commission unanimously approved the motion.

The Planning Commission further discussed Ms. Flores' request to waive the Township's lot depth to width ratio, allowing the lot splits submitted, specifically affecting the northern most flag shaped lot. The Commission felt this aspect of the request was premature given that the Board first needs to approve the rezone. The Commission felt it was appropriate to table this request until the Board takes action on the rezone request.

Commissioner Ryan Arends made a **motion** to table the request by Ms. Flores to waive the Township's zoning ordinance restriction regarding lot depth to width requirements until the Board takes action on the rezone request. A 2nd was offered by Commissioner Mike Munch. The Commission unanimously approved the motion.

Agenda Item 8. Presentations

None.

Agenda Item 9. Discussion Items

A. Outdoor Ponds – Zoning Ordinance Revisions/Compilation.

Ms. Lovelace provided the Commission with a draft of the proposed outdoor ponds zoning amendments. The primary change deletes the description of recreational ponds and addresses ponds as a general matter. The draft also includes minor word maintenance changes to better clarify certain passages.

Planner Lovelace believes the most recent lot of amended Design and Construction Standards to be inducted into the Township's Zoning Ordinance are now ready for a Public Hearing.

Commissioner Ryan Kelly made a **motion** to bring to a public hearing, the amended Design and Construction Standards to be included in the Township's Zoning Ordinance, on Tuesday, June 21, 2022, at the Township Hall, at 7:30 P.M. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

B. Site Plan Review – Building Façade Requirements.

Ms. Lovelace had provided the Commission with several examples of building façade requirements from entities in our area. The Commission enjoyed the organization, clarity, and readability of Allendale Township’s façade standards. The Commission also felt Jamestown Township’s allowance for compatibility with addition to existing structure(s) was an important element to employ in order to avoid a “sore thumb” appearance when considering façade application.

Planner Lovelace will begin to design a draft of façade requirements for further review.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Ryan Arends at 8:45 P.M. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Regular Meeting - June 21, 2022
Next Special Meeting - TBD