

Crockery Township

## **Regular Planning Commission Meeting**

**June 21, 2022  
Preliminary Minutes**

Chairman Bill Sanders called the meeting to order at 7:32 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, including Supervisor Erik Erhorn.

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

Ms. Lovelace indicated the Board had approved the Flores rezone recommended by the Commission (May 17, 2022). Planner Lovelace indicated the Commission may wish to consider adding the subsequent lot division request (SLU) by Ms. Flores to the agenda during this session. Chairman Bill Sanders reserved the right to add the issue to the agenda (7.B.) if time allows.

### **Agenda Item 3. Approval of Minutes**

The Commission reviewed the minutes from the May 17, 2022, Regular Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Ryan Kelly. A 2<sup>nd</sup> was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

### **Agenda Item 4. Announcements**

Commissioner Ryan Kelly reiterated the Board had approved the rezone request by Tammy Flores, as recommended by the Planning Commission on May 17, 2022, for her property located at 15736 138<sup>th</sup> Avenue from Ag-2, Rural Agricultural Preservation, to R-1, Low Density Residential.

### **Agenda Item 5. Communications**

Chairman Sanders advised the Commission had received communications from both Spring Lake and Allendale Townships, that they were in the process of evaluating their Master Plans.

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

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

**Agenda Item 7. Action Items**

**A. Public Hearing – Zoning Ordinance Amendments.**

The Planning Commission, with guidance from Planner Lovelace and the Township’s legal counsel, have prepared zoning ordinance amendments affecting; (1) Definitions, (2) Outdoor Lighting, (3) Outdoor Ponds, (4) Parking and Loading, (5) Private Streets and Driveways, and (6) Split Zoning for this public hearing. The proposed amendments assist in merging the Township’s Construction Standards into the Township’s Zoning Ordinance.

Chairman Sanders opened the public hearing.

Ms. Lovelace reviewed the amendments to the (1) Definition section of the ordinance, indicating the most substantial change was alphabetizing the order of definitions. This amendment would allow for easier insertion of text in the future, avoiding the bumping of the numbering system currently used to catalog definitions.

Chairman Sanders asked for public comment, none was offered.

Ms. Lovelace reviewed the amendments to the (2) Outdoor Lighting section of the ordinance, reviewing language changes that both strengthened the ordinance and allowed more permissive choices to be made by applicants.

Chairman Sanders asked for public comment, none was offered.

Ms. Lovelace reviewed the amendments to the (3) Outdoor Ponds section of the ordinance, indicating the most substantial change was combining the various pond types/uses into one classification of “Outdoor Ponds”. The Commission also briefly discussed the allowance of pond construction outside the need for a special land use hearing.

Chairman Sanders asked for public comment, none was offered.

Ms. Lovelace reviewed the amendments to the (4) Parking and Loading section of the ordinance. This was largely an ordering of the text and some discretion assigned to the Zoning Administrator.

Chairman Sanders asked for public comment, none was offered.

Ms. Lovelace reviewed the amendments to the (5) Private Streets and Driveways section of the ordinance. Ms. Lovelace suggested the Commission consider the 66-foot easement requirement for shared driveways serving up to three dwelling places (iii. Standards Applicable to Shared Driveways; b.). The Commission discussed the need for a 66-foot easement for placement of utilities, especially if lots were further split. The Commission did amend the 66-foot easement requirement to 33 feet. The Commission agreed the Zoning Administrator could counsel applicants regarding easement sizing to avoid issues involving utilities or if expansion of parcel numbers were likely.

The Commission also discussed Section F. Construction Materials, ii., Aggregate Base, specifically the modification of material. Language was inserted to allow modification to material by a “certified/licensed engineer”.

Chairman Sanders asked for public comment.

Mr. Lance Norris, 12101 State Road, asked for clarification on the 33-foot easement requirement regarding how much surface width was needed for the actual driveway. Mr. Norris was informed it was 24 feet.

Ms. Lovelace reviewed the amendments to the (6) Split Zoning section of the ordinance. Planner Lovelace explained the text regulates how split zoning would be addressed under a number of circumstances.

Chairman Sanders asked for public comment, none was offered.

After all discussion was complete and all interested parties heard, Commissioner Roy Holmes made a **motion** to recommend to the Township Board the proposed ordinance amendments including; (1) Definitions, (2) Outdoor Lighting, (3) Outdoor Ponds, (4) Parking and Loading, (5) Private Streets and Driveways, with amended text (33’ for easement serving up to 3 dwelling places, and specifying Certified/Licensed Engineers when modification of material is recommended), and (6) Split Zoning, be approved. A 2<sup>nd</sup> was offered by Commissioner Ryan Arends. A roll-call vote was taken; Ryan Kelly – Aye, Dave Meekhof – Aye, Jon Overway – Aye, Bill Sanders – Aye, Ryan Arends – Aye, Mike Munch – Aye, and Roy Holmes – Aye. The motion was unanimously approved by the Commission.

#### B. Flores – Special Land Use Request – Waive Lot Depth to Width Ratio.

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, submitted an application to rezone Parcel #70-04-30-200-012, located at 15736 138<sup>th</sup> Avenue, 18.31 acres, from Ag-2 Rural Agricultural Preservation, to R-1, Low Density Residential, which was subsequently approved by the Township board. Ms. Flores is now before the Commission requesting the Planning Commission waive the Township’s ordinance restriction (Section 3.24 of the Zoning Ordinance) regarding lot dept to width ratio for the northern most proposed property split, one of three lots, a flag shaped lot of 12.12 acres.

Ms. Flores was present for this hearing.

Ms. Lovelace provided a brief overview of the history of the parcel involved and the recent approval of a zoning change for the 18.31 acre lot to R-1, Low Density Residential.

The Commission discussed the lot in question and noted it was largely a wetland swamp.

After discussion, the commission felt the request was reasonable.

Chairman Sanders asked for public comment. No public comment was offered.

After all discussion was complete and all interested parties heard, Commissioner Ryan Arends made a **motion** to approve waiving Section 3.24, Lot Depth to Width Ratio requirements in this matter. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

### **Agenda Item 8. Presentations**

None.

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

Supervisor Erik Erhorn requested the Commission look into the M-104 Corridor Overlay District language and other conflicting ordinance passages and bring them into conformation. The Commission agreed to this task. Ms. Lovelace will ready the text for review.

Mr. Dave Willis asked if any further action will be taken on including the road right-of-way in lot size calculation. The Commission intends to address this issue.

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

A **motion** to adjourn was made by Commissioner Mike Munch at 8:22 P.M. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary  
Crockery Township Planning Commission

Next Regular Meeting - July 19, 2022  
Next Special Meeting - TBD