

Crockery Township

Regular Planning Commission Meeting

July 19, 2022
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:28 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 four persons seated in the public gallery, including Township Clerk Kathy Buchanan.

Agenda Item 2. Approval of the Agenda

Approved as submitted.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the June 21, 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

Commissioner Ryan Kelly indicated the Township would be in touch Hope Network regarding their clients appearing unsupervised on the North Bank Trail pathway and near 130th Avenue. Ms. Lovelace also indicated Hope Network has inquired on fencing that may need to be improved.

Commissioner Kelly advised the Board would like further consideration given to the proposed lighting amendment, including separate categories of commercial and residential lighting regulations. This precipitated a brief discussion at the end of this session, with Clerk Kathy Buchanan supporting the need to clarify regulation, to include residential lighting applications.

Commissioner Kelly also stated the Township Board is interested in looking into regulating temporary storage container usage, to include placement timelines.

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. Priced Right Auto (South) – Site Plan Review.

Documents received by the Commission for this review include; (1) a site plan by Feenstra & Associates, Inc., Civil Engineers & Surveyors, 7482 Main Street, Jenison, Michigan, 49428, 616 457-7050, as amended July 8, 2022, including multiple aerials of the parcel and drainage calculations, (2) a review by Kevin S. Kieft, P.E., of Prein & Newhof, dated June 2, 2022, discussing this proposal, (3) a Planning Review by Ms. Julie Lovelace, Fresh Coast Planning, Dated July 7, 2022, discussing this proposal, including Fire Department approval.

Mr. John Stuyfzand, Priced Right Auto-South, 12200 Cleveland Street, has proposed a 6,000 SF expansion of an existing 4,744 SF structure (auto repair/body shop), for a total of 10,744 SF, on Parcel #70-04-21-200-035. This property is zoned C-2 General Commercial and is 3.3 acres in size.

Mr. Stuyfzand was present for this site plan review.

Ms. Lovelace provided a brief overview of the project, indicating that Mr. Stuyfzand had met the requirements of the Township in his site plan, however, there were permits and easement language that still needed completion.

The Commission discussed the site plan details with Mr. Stuyfzand.

Prein & Newhof had indicated there appeared to be an over-head electrical line that interfered with the proposed expansion. Mr. Stuyfzand indicated this line had been abandoned by Consumers Power and replaced with an underground service. The pole will be removed.

Mr. Stuyfzand stated he is working with Ottawa County Water Resources Commission to approve the drainage and detention pond design. Mr. Stuyfzand intends to use the existing septic system that will need Health Department approval.

Planner Lovelace advised Mr. Stuyfzand's attorney will be providing cross-access easement language for Attorney Redick's review. Ms. Lovelace also indicated the internal parking tree planting must meet the Township's specifications, a minimum of one and one-half caliper at planting (Sec. 20.05.5, and 22.03.4.B.iii).

After reviewing the site plan in detail, the Commission was satisfied and felt the plan was acceptable.

Chairman Sanders asked for public comment. None was offered.

After all interested parties were heard, and all discussion was complete, Commissioner Ryan Kelly made a **motion** to approve the site plan for Priced Right Auto-South, 11220 Cleveland Street, with the following contingencies to be met prior to issuance of a building permit; (1) Approval/Permit from the Ottawa County Water Resources Commission for the drainage and detention pond design and construction, (2) Approval/Permit from the Ottawa County Health Department to use the existing septic system, (3) Cross-easement access language to be approved by the Township's attorney, and (4) internal parking lot tree plantings be a minimum of one and one-half caliper per Sections 20.05.5 and 22.03.4.B.iii. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

B. CJ Investments – Site Plan Review.

Documents received by the Commission for this hearing include; (1) a site plan by Moore & Bruggink Consulting Engineers, 2020 Monroe Avenue, Grand Rapids, Michigan, 49505, 616 363-9801, dated June 7, 2022, by CFB/RWA, Project #190167.01, including project narrative and multiple aerials with structures shown, (2) Floor Plan and Elevations by Pioneer Construction and Tailored Building Systems, 550 Kirtland Street, SW, Grand Rapids, Michigan 49507, (3) a review by Kevin S. Kieft, Prein & Newhof, dated July 7, 2022, discussing this project, (4) a Planning Review by Kevin Yeomans, Fresh Coast Planning, dated July 11, 2022, discussing this project, (5) a review by Dave Hudson, Fire Marshal – SLFD, dated June 29, 2022, discussing this project, and (6) Lumark light fixture description for proposed exterior building lighting.

Mr. Roy Holmes of CJ Investments is proposing a 12,000 SF structure to be leased to other businesses, whose use is permitted in the I-1 Light Industrial District, with noted exceptions. The property is located at 11116 Fitzgerald Street at 112th Avenue, Parcel #70-04-23-100-022, 9.7 acres, and is currently zoned I-1 Light Industrial.

Commissioners Roy Holmes and Ryan Arends requested to be excused from the Commission panel due to a conflict of interest. Mr. Holmes represents CJ Investments, and Mr. Arends is the consulting engineer for this proposed project. Chairman Sanders granted the request and Mr. Holmes and Mr. Arends took their place in the public gallery for their presentation.

Ms. Lovelace provided an overview of the proposed structure, use and location, and opened the discussion regarding this proposal.

The Commission entered into a detailed discussion regarding screening, landscaping, internal parking lot landscaping, and lighting requirements, among other details. Due to the location of the proposed structure within the property owned by CJ Investments, and the adjacent properties, the Commission was willing to waive the screening and buffer-yard requirements. The Commission also waived the internal parking lot landscaping, believing this requirement would interfere with the nature of industrial traffic within the parking lot. Perimeter landscaping along Fitzgerald Street and 112th Avenue was expected by the Commission and approval was designated to Ms. Lovelace. The Commission will require a photometric evaluation of the exterior lighting proposed, to be approved by Ms. Lovelace.

Mr. Arends addressed the Commission regarding drainage, existing septic system use, existing potable water use, which may require review by the Ottawa County Water Resources Commission and Health Department for approval.

Parking space and Dumpster location appeared adequate.

Mr. Holmes discussed the exterior building features, including windows, siding, and molded cement walls (four feet above grade), that will give the appearance of stone facing and will be colored.

The Fire Department offered conditional approval, however, fire suppression may be needed depending on the building future use.

Chairman Sanders asked for public comment.

Clerk Kathy Buchanan felt a photometric plan was needed to minimize illumination off site.

After reviewing the site plan in detail, the Commission was satisfied and felt the plan was acceptable.

After all interested parties were heard, and all discussion was complete, Commissioner Ryan Kelly made **a motion** to approve the site plan for CJ Investments, 11116 Fitzgerald Street, with the following contingencies to be met prior to issuance of a building permit; (1) all require permits delivered to the Township, (2) a photometric evaluation plan be submitted and approved by Planner Lovelace, and (3) Landscaping will be increased and installed along Fitzgerald Street and 112th Avenue and approved by Planner Lovelace. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the Commission.

Commissioners Holmes and Arends returned to their seats on the Commission panel.

Agenda Item 8. Presentations

None.

Agenda Item 9. Discussion Items

A. Versatile Wood Products – Site Plan Amendment (Major or Minor).

Mr. Mark Schroeder, Versatile Wood Products, 11335 Apple Drive, was present. Mr. Schroeder has requested to build a free-standing canopy to cover a driveway between two adjacent building. This is simply to keep material and equipment dry during transport on-site. Ms. Lovelace has requested the Commission to designate this proposal as a major or minor sight plan change. Ms. Lovelace prepared a memo to the Commission, dated July 6, 2022, with an aerial overlay showing the location of the proposed site plan amendment (covered drive).

The Commission discussed the matter with Mr. Schroeder and determined this request falls within the minor change category. As such, he may proceed to make arrangements for the building permit with township staff.

B. Lot Area Definition – draft Ordinance Amendment.

Planner Lovelace provided the Commission with a draft amendment concerning Lot Area Definition. The Commission reviewed the draft and requested further information regarding shared driveways, especially those that may be created in the M-104 Corridor Overlay District. Ms. Lovelace will seek a legal opinion from the Township’s attorney regarding this matter.

C. Façade Ordinance amendment – Draft.

Planner Lovelace provided the Commission with a draft of the Façade Ordinance amendments. The Commission reviewed the draft and made a minor change.

Mr. Mark Schroeder inquired as to what building face(s) this amendment would apply to. Ms. Lovelace answered by reading the ordinance section applicable to the question.

The Commission feels the Façade Ordinance amendment is ready for a public hearing.

Commissioner Ryan Arends made **a motion** to hold a public hearing in this matter on Tuesday, August 16, 2022, at the Township Hall, at 7:30 P.M. A 2nd was offered by Commissioner Ryan Kelly. The motion was unanimously approved by the Commission.

D. M-104 Overlay.

Minimal discussion, matter referred to the August 16, 2022, regular session.

Agenda Item 10. Adjournment

A motion to adjourn was made by Commissioner Mike Munch at 8:39 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 - August 16, 2022
Next Special Meeting - TBD