

Crockery Township

Regular Planning Commission Meeting

August 16, 2022
Approved 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 four 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 July 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 Ryan Kelly. The motion was unanimously approved by the Commission.

Agenda Item 4. Announcements

Commissioner Ryan Kelly advised the library mileage passed during the August election.

Commissioner Kelly indicated there appears to be private funds available for the North Bank Trail build-out that may provide the basis for additional grant applications. There will be a mileage request to Crockery residents during the November general election to support maintenance requirements for the North Bank Trail. Commissioner Kelly stated it is important that this mileage be supported to maintain the Trail system.

Commissioner Kelly also stated the Township Board is seeking public input regarding the possible abandonment of a ¼ mile section of State Road between 120th Avenue and Apple Drive.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

Chairman Sanders asked for public comment.

Mr. Arnold Van Dop, 16941 96th Avenue, had a number of questions concerning the dimensions and use of his 38-acre property adjacent to 96th Avenue and Cleveland Street. Planner Lovelace advised Mr. Van Dop to contact her with specifics regarding his request and she would provide him with further information.

Agenda Item 7. Action Items

A. Public Hearing – Building Design Standards.

Chairman Bill Sanders opened the public hearing in this matter.

Ms. Lovelace provided an overview of the proposed amendments found in Section 18.07.2.W, Building Design Standards, highlighting language proposed by the Township’s legal counsel.

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

The Commission engaged in a brief discussion of support for this amendment.

After all discussion was complete and all interested parties heard, Commissioner Ryan Arends made **a motion** to recommend to the Township Board the amended language found in Section 18.07.2.W, Building Design Standards, be approved. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

Agenda Item 8. Presentations

None.

Agenda Item 9. Discussion Items

A. Lot Area, Existing Lots of Record, Private Streets ordinance amendments.

Ms. Lovelace provided the Commission with a (final) draft of amended language affecting Lot Area, Existing Lots of Record, Private Streets.

The Commission discussed the draft in detail and found it to be satisfactory.

Commissioner Ryan Kelly made **a motion** to bring this matter to a public hearing on Tuesday, September 20, 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. Outdoor Lighting ordinance amendment.

Ms. Lovelace provided the Commission with a (final) draft of amended language affecting Outdoor Lighting.

The Commission discussed the draft in detail, including provisions for Single Family Residential uses, and found it to be satisfactory.

Commissioner Dave Meekhof made **a motion** to send the amended ordinance back to the Board for final approval. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

C. Shipping/Storage Containers.

Planner Lovelace indicated the Board has expressed an interest in having the Planning Commission develop language for appropriate use of shipping containers and similar storage methods within the Township. Ms. Lovelace provided the Commission with language examples.

Chairman Sanders asked for public comment regarding this preliminary discussion. Two residents of Cone Street indicated they did not support the use of shipping containers in residentially zoned areas.

The Commission engaged in a preliminary discussion regarding the use of shipping containers and asked for further information and direction from Ms. Lovelace and the Township's legal counsel.

Agenda Item 10. Adjournment

A motion to adjourn was made by Commissioner Roy Holmes at 8:18 P.M. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Regular Meeting - September 20, 2022
Next Special Meeting - TBD