

Crockery Township

## **Regular Planning Commission Meeting**

**September 20, 2022**

**Approved Minutes**

Vice-Chairman Ryan Arends called the meeting to order at 7:35 P.M. Roll call was taken with Commissioners Ryan Kelly, Dave Meekhof, Jon Overway, Ryan Arends, Mike Munch, and Roy Holmes present. Planner Julie Lovelace, Fresh Coast Planning, was present on behalf of the Township.

Commissioner Bill Sanders was absent.

There were seven 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 August 16, 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 Roy Holmes. The motion was unanimously approved by the Commission.

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

Commissioner Kelly stated the abandonment of a ¼ mile section of State Road between 120<sup>th</sup> Avenue and Apple Drive is unlikely to proceed.

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

None.

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

Vice-Chairman Arends asked for public comment. No public comment was offered.

## Agenda Item 7. Action Items

### A. Lakeside Aggregate – Site Plan Amendment.

Documents received by the Commission for this review include; (1) a site plan by Callen Engineering, Inc., 108 E. Savidge Street, Spring Lake, Michigan 49456, TX 616 414-5260, dated June 2, 2022, amended August 31, 2022, by JWC, Project 021-Meekhof, and (2) a Planning Review by Julie Lovelace, dated September 6, 2022, discussing this proposal.

Mr. Doug Meekhof of Lakeside Aggregate has proposed an amended site plan to construct a 22-foot by 62-foot (1,365 SF) fuel island, containing three (3) pumps, with a 16-foot high, (sensor activated) lighted canopy, forty-five feet southwest of the originally approved maintenance structure (November 16, 2021), on Parcel #70-04-16-400-024, 32.96 acres, located at 17019 120<sup>th</sup> Avenue. This parcel is currently zoned I-2 Heavy Industrial.

Commissioner Dave Meekhof made a request to recuse himself from this review due to a conflict of interest (family business). Vice-Chairman Arends granted the request and Commissioner Dave Meekhof took a seat in the public gallery for this review.

Planner Lovelace provided renderings of the proposed island via electronic display and indicated the amended plan has been found acceptable by the Fire Department and Mr. Kevin Kieft of Prein & Newhof, engineers for the Township. This site plan has also been submitted for review to the Ottawa County Water Resources Commissioner by the applicant. Ms. Lovelace advised the lighting, installed on the underside of the 16-foot-high canopy, will be directed downward and will be sensor activated, and suggested that no photometric evaluation be required (due to the design and sensor activation). Planner Lovelace reviewed other construction details and stated the original site plan had been approved on November 16, 2021, by the Commission.

Mr. Doug Meekhof advised it would benefit their operation to have fuel available on-site. Mr. Meekhof believes the proposed fuel island will adequately accommodate their fuel needs.

The Commission discussed the proposed amended site plan and found it to be acceptable, including waiving the photometric evaluation.

After all discussion was complete, and all interested parties heard, Commission Ryan Kelly made **a motion** to approve the amended site plan as submitted. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

Commissioner Dave Meekhof was now invited to re-take his place on the panel.

### B. Public Hearing – Zoning Ordinance Amendments.

The Planning commission has proposed amended Zoning Ordinance text for the following, (1) Definitions – Amend definition of lot area to remove exclusion of road right-of-way, (2) Article

6 (Ag-2) area regulations – removes “including street right-of-way” since it is now covered in definitions, (3) Existing Lots of Record – now provides for lots to be accessed via “vehicular access easements”, and (4) Private Streets – prohibits private streets in C-2 and C-3 districts with exceptions and conditions.

Planner Lovelace reviewed a summary of the proposed Zoning Ordinance text amendments for the public present in the gallery.

Vice-Chairman Arends asked for a motion to open this public hearing.

Commissioner Mike Munch made **a motion** to open the public hearing regarding the proposed Zoning Ordinance amendments. A 2<sup>nd</sup> was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

The Commission briefly discussed the amendments, indicating the language had been developed over a number of months and believe the proposed changes were ready for this public hearing.

Vice-Chairman Arends asked for public comment. No public comment was offered.

Vice-Chairman Arends asked for a motion to close public comment.

Commissioner Ryan Kelly made **a motion** to close public comment in this matter. A 2<sup>nd</sup> was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

After all discussion was complete, and all interested parties heard, Commission Ryan Kelly made **a motion** to recommend to the Township Board the proposed Zoning Amendments be approved. A 2<sup>nd</sup> was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the Commission.

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

None.

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

#### **A. Shipping/Storage Containers.**

Planner Lovelace provided the Commission with draft Zoning Ordinance language regarding the use of shipping containers within the Township, that had also been reviewed by the township’s legal counsel.

The Commission discussed the draft at length, including size, placement, aesthetics, screening, and status as accessory structures.

The Commission took a number of public comments from the gallery.

Mr. Don Jablonski offered information on container size and duration, as well as his opinion on container use within the Township.

Mr. Dave Willis offered suggestions concerning placement of containers relative to parcel size.

Two residents of Cone Street offered comments regarding placement of containers and their aesthetic appearance.

The Commission offered suggestions for use within the agricultural, industrial, and commercial zoning districts, and further focused on suggestions for use within residential districts. Ms. Lovelace will incorporate the suggestions in the draft for further consideration and discussion.

**Agenda Item 10. Adjournment**

**A motion** to adjourn was made by Commissioner Roy Holmes at 8:31 P.M. A 2<sup>nd</sup> was offered by Commissioner Mike Munch. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary  
Crockery Township Planning Commission

Next Regular Meeting - October 18, 2022  
Next Special Meeting - TBD