

Crockery Township

Regular Planning Commission Meeting

October 18, 2022
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:30 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 fifteen persons seated in the public gallery, including Township Supervisor Erhorn.

Agenda Item 2. Approval of the Agenda

Commissioner Jon Overway requested Item 9. c. be added to the agenda, to consider moving the November 15, 2022, Planning Commission meeting to an alternate date. Request approved by the Commission.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the September 20, 2022, Regular Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Ryan Arends. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

Agenda Item 4. Announcements

Commissioner Kelly stated Crockery Township “Dumpster Day” was less busy than past drop off events.

Commissioner Kelly indicated the Township is hosting a drive-through “trick or treat” on October 22nd.

Commissioner Kelly reminded all persons present that the North Bank Trail millage will be on the November ballot and to consider supporting this effort.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

Theresa Van Veelen, Wilson Road, asked whom she would contact to do native plantings around the fire station flagpole. Mrs. Van Veelen was referred to Supervisor Erik Erhorn.

Robb Constantine made a request to have the Planning Commission revisit square foot allowances for accessory buildings, particularly considering SF allowances relative to lot size. Mr. Constantine also asked to consider allowances for accessory buildings absent a primary (dwelling place) structure. The Commission indicated it would consider Mr. Constantine's requests.

Agenda Item 7. Action Items

A. Public Hearing – Kuncaitis rezoning application.

Documents received by the Commission for this review include; (1) a Planning Review by Julie Lovelace, dated October 11, 2022, discussing this proposal, and (2) a narrative provided by Chris Kuncaitis.

The Township has received an application from Christopher and Melissa Kuncaitis to rezone parcel #70-04-02-200-010, located at 10668 Wilson Road, 15.5 acres, from Ag-2 Rural/Agricultural Preservation to R-1 Low Density Residential. Christopher and Melissa Kuncaitis were present for this hearing.

Chairman Sanders opened the public hearing.

Ms. Lovelace provided a number of electronic display visuals, including GIS aerials of the Kuncaitis parcel, surrounding parcels, and the future land use mapping of the vicinity. Planner Lovelace indicated the parcel is 15.5 acres in size, and that approximately 11.5 acres of the property is comprised of wetland and woodlands, following the course of a thirty-foot-deep gorge. Ms. Lovelace stated the surrounding parcels are currently zoned Ag-2, however, the Township's Master Plan future land use mapping allows for R-1 categories, including R-1A (Rural Estates), and R-1 (Low Density Residential).

Mr. Kuncaitis explained, due the natural features of his property, it would be better served by the R-1 zoning designation, as recommended in the Master Plan for the Township.

Chairman Sanders asked for public comment.

David and Theresa Van Veelen, Wilson Road (Sullivan Twp), stated they were concerned the request for rezone may lead to urban sprawl, and both spoke out against the proposed rezone.

Mr. Hatfield indicated the surrounding area contained blueberry farms.

After hearing all interested parties, Chairman Sanders closed public comment. The Commission discussed the proposed rezone at length. The Commission considered a number of circumstances, including the physical characteristics of the parcel, the surrounding zoning and use, the current use of the parcel, qualifying frontage requirements (150 ft for R-1), and public comments.

The Commission, hearing reasonable arguments for and against the rezone, determined an overriding factor must include the guidance offered by the Township's Master Plan future land use mapping. This guidance was the underpinning of the Kuncaitis request to rezone, and the Commission felt the request was therefore reasonable and supported by the Township's Master Plan.

After all discussion was complete, and all interested parties heard, Commissioner Jon Overway made a **motion** to approve Christopher and Melissa Kuncaitis' request to rezone parcel #70-04-02-200-010, 10668 Wilson Road, from Ag-2 Rural/Agricultural Preservation to R-1 Low Density Residential. A 2nd was offered by Commissioner Ryan Kelly. The motion was unanimously approved by the Commission.

B. Public Hearing – Private Streets Text Amendments.

The Planning commission has proposed amended Zoning Ordinance text for Private Streets, Shared Driveways, and Driveways, General Provisions Section 3.35 of the Zoning Ordinance.

Chairman Sanders opened the public hearing.

Planner Lovelace reviewed the proposed amendments for all present, including those suggested by the Township's legal counsel.

The Commission discussed the changes and indicated the proposed changes were developed over several months of review and suggestions.

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

After all discussion was complete, and all interested parties heard, Commission Roy Holmes made a **motion** to recommend to the Township Board the proposed Zoning Amendments be approved. A 2nd 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. Murphy Investments – Preliminary Site Plan Review.

Documents received by the Planning Commission for this review include; (1) a Planning Review by Ms. Julie Lovelace, dated October 12, 2022, discussing this proposal, and (2) a site plan by Dryer Architectural Group, 220.5 Washington Street, Grand Haven, Michigan, 49417, 616 846-5400, dryerarch@gmail.com, by; ddd, dated October 4, 2022, revised October 7, 2022, Project; 22-670.

Mr. Mike Murphy of Murphy Investments has asked for a preliminary review of his site plan prepared by Mr. Dennis Dryer, Architect. Mr. Murphy is proposing to construct a multi-phase development of (2) Grow Facilities and (6) Warehouse/Industrial “Incubator” units, and outdoor storage, on Parcel #s 70-04-16-400-019 and 70-04-16-400-21, adjacent to Wood Lane, both of which are zoned I-1 Light Industrial. Mr. Murphy proposes these structures as condominiums /site condos.

Mr. Dennis Dryer of Dryer Architectural Group presented the site plan to the Planning Commission.

The Commission, Planner Lovelace, Mr. Dryer and Mr. Murphy engaged in a discussion of the site plan details, including building setbacks (as applied to a suggested radius/cul-de-sac relative to parcel 400-019), drainage/retention considerations, parking requirements and loading areas (loading areas that may be combined with barrier free spaces), impervious surface calculations, photometric plan and lighting locations, snow removal storage area, and other plan specifics and calculations.

The Commission and applicant understand there are other permitting requirements that will have to be met, including Ottawa County Health Department permits for septic/water, Ottawa County Water Resources permits for drainage, water retention/detention, and any other required permits.

As this was a cursory review to assist the applicant in planning, no formal action was taken by the Commission regarding this proposal.

B. Shipping Containers.

Ms. Lovelace indicated she is preparing a proposal, based on the Commission’s most recent guidance.

C. November 15, 2022, Meeting Date.

The Commission discussed changing the November 15, 2022, Planning Commission meeting date to maintain a quorum (November 15th is opening day of the Michigan firearm deer season). **The Commission approved a meeting change of date to Thursday, November 17, 2022, at 7:30 P.M.**

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Ryan Arends at 8:38 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 - November 17, 2022
Next Special Meeting - TBD