

Crockery Township

Regular Planning Commission Meeting

January 17, 2023
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, and Mike Munch present. Planner Julie Lovelace, Fresh Coast Planning, was present on behalf of the Township.

Commissioner Roy Holmes was absent.

There were ten persons seated in the public gallery, including Supervisor Erik Erhorn.

Agenda Item 2. Approval of the Agenda

Approved as submitted.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the November 17, 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 Kelly stated the Board is exploring a two-year plan for Township improvements, including addressing the water system and ordinance needs, such as blight language updates.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

Ms. Heather Swenor, Michigan Street, Nunica, indicated she owns 1.53 acres in the R-2 zoning District. She would like to keep goats on her parcel and asked if the Commission would consider increasing the minimum parcel size requirement for livestock and their numbers (Keeping of Animals). The Commission felt the current allowances are satisfactory (Keeping of Animals) and respectfully declined the request.

Agenda Item 7. Action Items

A. Subaru of Muskegon Site Plan Review and request for Public Hearing.

Documents provided to the Commission for this (preliminary) review include; (1) a Planning Review by Julie Lovelace, Fresh Coast Planning, dated January 17, 2023, discussing this proposal, (2) a Review by Dave Hudson, Fire Marshall-SLFD, dated November 30, 2022, discussing this proposal, (3) a Review by Kevin S. Kieft, P.E., Prein & Newhof, dated December 7, 2022, discussing this proposal, (4) a communication by Peter Bulten, P.E., Holland Engineering, dated December 22, 2022, addressing site plan concerns by the Township Planner, (5) a review by Joseph W. Westerbeke, P.E., Eng., dated January 6, 2023, on behalf of the Ottawa County Water Resources Commissioner's Office, discussing this proposal, and (6) a Site Plan by Holland Engineering, 220 Hoover Blvd., Holland, Michigan, 49423, 616 392-5938, by Peter Bulten, P.E., Project 22-08-035, dated 10-19-2022, last revision 01-03-2023, including existing conditions, demo plan, site layout, grading elevations, storm sewer plan, general construction details (including floor plan and building elevations), OCRC details, landscaping planting plan, and Photometric Plan.

Subaru of Muskegon is proposing a car sales operation on 18 acres, located on the southwest corner of the I-96 and 112th interchange. There were five persons present on behalf of Subaru of Muskegon.

Ms. Lovelace introduced an overview of the proposed plan, and indicated the two parcels comprising the 18 acres site will be combined.

Mr. Mark Campbell, representing Subaru of Muskegon, provided general information regarding the proposed project and shared renderings of similar project undertakings.

Mr. Dennis Reckley, also representing Subaru of Muskegon, made specific inquiries regarding Township façade allowances including glass percentage, metal and stone description and allowance detail.

The Commission asked and answered a number of preliminary questions and inquiries. The Commission felt the matter was largely ready for a public hearing.

After all parties were heard in this preliminary review, Commissioner Ryan Kelly made a **motion** to bring the proposal by Subaru of Muskegon to a public hearing on Tuesday, February 21, 2023, at the Township Hall, at 7:30 P.M. A 2nd was offered by Commissioner Ryan Arends. The Commission unanimously approved the motion.

Agenda Item 8. Presentations

None.

Agenda Item 9. Discussion Items

A. Shipping Containers Ordinance Amendment – Draft 2.

Planner Lovelace provided the Commission with a (second) draft regarding the proposed use of shipping containers as accessory buildings within the Township. The Commission discussed the proposal and made several minor recommended changes to the draft.

The Commission also accepted input during this discussion from the public gallery, including Don Jablonski, Dave Willis, and Supervisor Erhorn.

Ms. Lovelace will make the requested changes to the draft and have the Township's legal counsel review the proposal.

B. Accessory Buildings.

Ms. Lovelace provided the commission with various methods of determining accessory building size. The Commission reviewed these methods and discussed them in detail. The Commission felt the initial allowances for square footage are acceptable, however, when an oversized accessory building is proposed there should be an avenue for addressing the issue.

Ms. Lovelace will develop addition language for discussion and review in this matter.

C. Blight Ordinance Amendment

Supervisor Erhorn indicated there is a need to address the current blight ordinance language. The zoning ordinance language and the regulatory language are not in sync, and the appropriate penalty needs to be clarified. Ms. Lovelace was tasked with making the needed language amendments.

Commissioner Ryan Arends made **a motion** to bring the (blight ordinance) amended language to a public hearing on Tuesday, February 21, 2023, at the Township Hall, at 7:30 P.M. A 2nd was offered by Commissioner Ryan Kelly. The Commission unanimously approved the motion.

Agenda Item 10. Adjournment

A motion to adjourn was made by Commissioner Mike Munch at 8:54 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 - February 21, 2023
Next Special Meeting - TBD