

Crockery Township

Regular Planning Commission Meeting

**February 21, 2023
Approved Minutes**

Chairman Bill Sanders called the meeting to order at 7:27 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 sixteen 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 January 17, 2023, 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 Arends. The motion was unanimously approved by the Commission.

Agenda Item 4. Announcements

Commissioner Kelly stated the Board is continuing to review ordinance needs, such as blight language updates. The North Bank Trail planning is progressing and Trail clearing efforts are also underway in Polkton Township.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

Chairman Bill Sanders asked for public comment, none was offered.

Agenda Item 7. Action Items

A. Subaru of Muskegon – Special Land Use 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, updated February 14, 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 dealership on 18 acres, located on the southwest corner of the I-96 and 112th interchange. Mr. Mark Campbell was present on behalf of Subaru of Muskegon.

Ms. Lovelace introduced an overview of the proposed plan, and indicated retail space over 20,000 SF requires a Special Land Use permit. Ms. Lovelace advised the Fire Department and the Township Engineer find the site plan acceptable, and the two parcels comprising the 18 acres site have been combined.

Mr. Mark Campbell, representing Subaru of Muskegon, stated they intend to make this dealership a state-of-the-art facility.

Chairman Sanders asked for public comment.

Mr. Scott Salamsick asked how the facility lighting would be addressed and if the structure would have fire suppression features. Ms. Lovelace reviewed the photometric plan in detail (enlarged overhead screen) for those present. Mr. Salamsick was advised there would be fire suppression features built in to the facility.

Mr. Ron Lovelace wanted assurance that landscaping would not include any invasive species that might impact the surrounding properties' flora and fauna. Mr. Lovelace was invited to review the Township's listing for landscape plantings and advised the Township does not support invasive species plantings.

Ms. Ami Silva asked how the proposed dealership might impact local tax assessments. Supervisor Erhorn advised, in general, well done commercial endeavors tend to increase property value, not depress them.

After all public comments and questions were heard, chairman Sanders closed public comment.

Mr. Connor Grysens, of Midwest Construction, advised the proposed driveway entrance should soon be approved by the road commission and that well and septic permits will also be delivered to the Township.

The Commission discussed the proposed plan and found it to be complete and acceptable. The applicant was reminded that signage was a separate application that needs consideration.

After all discussion was complete and all interested parties heard, Commissioner Ryan Kelly made **a motion** to approve the Special Land Use application/site plan for Subaru of Muskegon, which includes;

Cover Sheet G-100, revised 1/3/2023, by Holland Engineering
Existing Conditions V-101, revised 1/3/2023, by Holland Engineering
Civil Demolition Plan CD-101, revised 1/3/2023, by Holland Engineering
Site Layout Plan C-101, revised 1/3/2023, by Holland Engineering
Overall Grading & SESC Plan C-200, revised 1/3/2023, by Holland Engineering
Detail Grading & Storm Sewer Plan C-201, revised 1/3/2023, by Holland
Engineering
Detail Grading & Storm Sewer Plan C-201 (approach), revised 1/3/2023 by
Holland engineering
General Details C-501, revised 1/3/2023, by Holland Engineering
General Details Cont. C-502, revised 1/3/2023, by Holland Engineering
Landscape Planting Plan L-101, revised 1/3/2023, by Holland engineering
Subaru Parking and Drives Max/Min Lighting, 11/1/2022, by visual
Subaru Overall Site Plan Lighting Levels, 11/17/2022, by visual
Lower-Level Floor Plan A2, revised 1/3/2023, by SVB Reckley Architects
Upper-Level Floor Plan A3, revised 1/3/2023, by SVB Reckley Architects
Exterior Elevations A6, revised 1/3/2023, by SVB Reckley Architects
Unnamed Elevation A6-2, revised 1/3/2023, by SVB Reckley Architects

And, the following conditions and contingencies;

Ottawa County Health Department and Ottawa County Road Commission approval shall be required prior to issuance of a building permit (see Mr. Grysens's comment above).

Signage shall be submitted as a separate application.

A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the Planning commission.

B. Public Hearing – Ordinance Amendments; Junk, Outdoor Storage, and Shipping Containers.

- (1) The Planning Commission reviewed the proposed ordinance amendment language for Junk Vehicles, Outdoor Storage, and Vehicle Storage, including definitions and related allowances.

Chairman Bill Sanders asked for public comment.

Mr. Tom Rabe asked for further consideration for those who could not adequately store defined vehicles in their side or backyards due to topography or other mechanical concerns, such as drain fields.

Mr. Dave Willis thought regulating storage locations of properly licensed vehicles was unnecessary.

Mr. Mike Felicioni indicated he owned a number of trailers that the proposed ordinance would make it impossible for him to store on his own property.

Mr. Ron Lovelace felt the Township was attempting to solve a problem that didn't exist.

After all interested parties where heard, Chairman Sanders closed public comment.

The Commission further discussed the proposed language and felt the focus should initially be those issues that are considered blight. Several suggestions were made to the proposed language and Ms. Lovelace will create an updated draft based on the suggestions for consideration.

A motion to table this issue for further discussion was made by Commissioner Ryan Kelly. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved by the Planning commission.

- (2) The Planning Commission reviewed the proposed ordinance amendment language for shipping container use within the Township.

Chairman Sanders asked for public comment.

A spirited discussion ensued between members of the public and the planning commission regarding the use of shipping containers. The public present were generally supportive of shipping container use with the proposed restrictions.

The Commission did point out that shipping containers were not previously authorized for use within the Township and therefore are not “grandfathered” as accessory buildings and would be subject to ordinance restrictions and permitting.

After all interested parties were heard, Chairman Sanders closed public comment.

The Planning commission felt this issue and the language developed for shipping container use within the Township was ready for the Board to consider.

Commissioner Ryan Arends made **a motion** to recommend to the Township Board the ordinance amendment regarding shipping container use within the Township be approved. A 2nd was offered by Commissioner Mike Munch. The Planning Commission unanimously approved the motion.

C. Site Plan Review – Murphy Investments.

Documents received by the Planning Commission for this review include; (1) a Planning Review by Ms. Julie Lovelace, Fresh Coast Planning, dated February 13, 2023, discussing this proposal, (2) a review by Mr. Kevin S. Kieft, P.E., of Prein & Newhof, dated October 11, 2022, further supplemented January 6, 2023, and January 30, 2023, discussing this proposal, (3) a Site Plan by Dryer Architectural Group, 220.5 Washington Street, Grand Haven, Michigan, 49417, 616 846-5400, by DDD, dated 08/24/2022, amended 10/04/2022, 10/07/2022, 11/29/2022, 12/11/2022, Project 22-670P, with attachments showing setbacks & calculations, septic & utilities, proposed landscaping, photometric plan, building elevations, drainage & grading, lot topography, and (4) Site Plan Narrative by Dryer Architectural Group, dated 01/18/2023.

Mr. Mike Murphy, Murphy Investments LLC, proposes an industrial development on parcels #70-04-16-400-019 (3.29 acres) and #70-04-16-400-021 (2.78 acres), consisting of two grow facilities, six warehouse “incubator units”, and an outdoor storage yard. These properties are currently zoned I-1 Light Industrial and located adjacent to Wood Lane, north of Cleveland Street.

The Fire Department is generally satisfied with the plan.

Mr. Mike Murphy and Architect Denny Dryer were present on behalf of Murphy Investments.

Mr. Murphy and Mr. Dryer indicated the two northern most proposed structures, the two grow facilities, were no longer under consideration due to market conditions.

The Commission, Ms. Lovelace, Mr. Murphy, and Mr. Dryer discussed the site plan in detail, discussing issues of utility sizing/placement/permits, parking and loading, drainage and water retention, floor drains/separators, building façade, parcel line boundaries, condominium status, allowed use as it applies to zoning, signage, reciprocal access easement, and phasing of the project, among other details.

The Commission noted there are major changes proposed by the applicant that are not present on the site plan. The Planning Commission is requesting an accurate, complete, consistent site plan document.

A listing of specific features and conditions requested by the Township are available and provided to the applicant for reference.

The Commission has recommended a special planning commission meeting be held on Thursday, March 2, 2023, at 7:30 P.M., at the Township Hall, to accommodate the applicant in this matter.

Commissioner Ryan Kelly made **a motion** to table this site plan review until Thursday, March 2, 2023, at 7:30 P.M, at which time a special Planning Commission meeting can be held at the Township Hall. A 2nd was offered by Commissioner Mike Munch. The Planning Commission unanimously approved the motion.

Agenda Item 8. Presentations

None.

Agenda Item 9. Discussion Items

A. Accessory Building Discussion.

Proposed for the March meeting due to time constraints.

Agenda Item 10. Adjournment

A motion to adjourn was made by Commissioner Mike Munch at 10:12 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 - March 21, 2023
Next Special Meeting - March 2, 2023

