

Crockery Township

Special Planning Commission Meeting

March 2, 2023
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:31 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 five 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 February 21, 2023, Regular Planning Commission Meeting. **A motion** was made to approve the minutes, as written, by Commissioner Ryan Kelly. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

Agenda Item 4. Announcements

None.

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. 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, supplemented March 2, 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, January 30, 2023, and February 28, 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, and 02/27/2023, 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, (4) a review by Dave Hudson, Fire Marshal SLFD, dated February 27, 2023, commenting on this proposal, and (5) an email addressed to Chairman Bill Sanders and Planner Julie Lovelace, dated March 2, 2023, from Supervisor Erik Erhorn, clarifying that the Township will not be installing the water main as indicated on the site plan.

Mr. Mike Murphy, Murphy Investments LLC, proposes an (amended) industrial development on parcels #70-04-16-400-019 (3.29 acres) and #70-04-16-400-021 (2.78 acres), consisting of, 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.

Fire Marshal Dave Hudson SLFD is generally satisfied with the plan.

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

Commissioner Ryan Kelly made **a motion** to bring to the table the Murphy Investments LLC amended (02/27/2023) site plan for review. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved by the Planning Commission.

Ms. Lovelace provided a lead in to the discussion by reviewing the amendments to the plan and highlighted the issues in her Planning Review (03/02/2023).

Chairman Sanders introduced a memo by Supervisor Erik Erhorn clarifying the Township was not responsible for the installation of the water main for this proposal. Chairman Sanders and Secretary Overway made the noted correction on the site plan and signed to the change.

Chairman Sanders asked for public comment, none was offered.

The Commission, Ms. Lovelace, Mr. Murphy, and Mr. Dryer discussed the site plan in detail, discussing issues of utility sizing/placement/permits (including the proposed water main), restroom locations within the structures (including heating of restrooms), building elevation and footprint, waterline and hydrant placement, and building façade, among other details. The Planning Commission was generally satisfied with the site plan as amended.

After all interested parties were heard, and all discussion was complete, Commissioner Jon Overway made **a motion** to approve the Murphy Investment LLC site plan, including the following notations, conditions and contingencies;

- 670 Landscape, revised 2/27/2023, Dryer Architectural Group
- 670 Proposed SP + Utils, revised 2/27/2023, Dryer Architectural Group
- 670 Proposed sp setback + calc + topo, revised 2/27/2023, Dryer Architectural Group
- 670-Elev, dated 2/22/2022, Dryer Architectural Group
- Crockery Narrative, dated 2/23/2023, Dryer Architectural Group
- Photometrics, dated 11/14/2022, Crites, Tidey, & Assoc, Inc.
- SLW Drainage #s, dated 1/10/2023, David L. Schultz, P.E.
- SLW Drainage + calc
- SLW W Drainage 117, Job # 22051, Schultz Land & Water Consulting
- Engineering Review, dated 2/28/2023, Kevin Kieft

With the following conditions/contingencies:

- 12” water main “by Crockery Twp” shall be ignored (notation made) on the plan. Crockery Twp will not be participating in water main construction on the site
- Any site plan discrepancies must be corrected, and a final plan submitted, prior to release of building permits
- The adjacent land transfer shall be approved prior to the release of building permits
- A reciprocal access easement and maintenance agreement (both recorded) shall be required prior to release of building permits. These documents shall be subject to the review and approval of the Township attorney, prior to recording.
- The warehouse “incubator units” shall not be used for storage or mixed use. No unit may be converted into or contain a dwelling unit
- Only machinery, trucks, or equipment may be stored in the storage yard
- Only uses permitted by right in the Industrial district shall be conducted within incubator units without separate Special Land Use approval

- The site shall not be converted to condominium ownership, nor shall a condominium master deed be recorded for the site, without prior PC and Board approval under Article 17 of the CTZO
- The water system layout on the site plan shall be reviewed by the Township Engineer and the OCRCPU prior to submittal to EGLE for the water main permit
- OCWRC, OCRCPU, and OCHD permits shall be obtained prior to release of a building permit. In the event that the OCWRC, OCRCPU, or OCHD reviews require significant site plan revisions, as determined by the Planner, the Applicant shall return to the PC for site plan amendment review prior to issuance of building permits
- Any signage shall require separate zoning approval
- Brick/stone façade material are waived

A 2nd was offered by Commissioner Ryan Kelly. The motion was unanimously approved by the Planning Commission.

Agenda Item 8. Presentations

None.

Agenda Item 9. Discussion Items

None.

Agenda Item 10. Adjournment

A motion to adjourn was made by Commissioner Ryan Kelly at 8:05 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 - TBD