

Crockery Township Planning Commission

Joint Meeting with Crockery Township Board
March 21, 2023
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:26 PM. Roll call was taken with Commissioners Dave Meekhof, Bill Sanders, Ryan Arends, Mike Munch, Clerk Kathy Buchanan, Treasurer Judy Van Bemmelen, Trustees Rich Suchecki and Ryan Kelly (also a Commissioner) were present.

Commissioners Jon Overway, Roy Holmes and Supervisor Erik Erhorn were absent.

Planner Julie Lovelace and Attorney Ron Redick were also present for this meeting.

Agenda Item 2. Approval of the Agenda

Approved as submitted.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the March 2, 2023 Special Planning Commission Meeting. A **motion** was made to approve the minutes by Commissioner Ryan Kelly. Commissioner Mike Munch offered a 2nd. The motion was unanimously approved.

Agenda Item 4. Announcements

A. Township Board Report – Ryan Kelly

- Dumpster Day at the Township Hall for Township Residents will be April 29.
- Expect some construction on I-96 this summer.

Agenda Item 5. Communications

None

Agenda Item 6. Public Comment

Chairman Bill Sanders asked for public comment. None were offered at this time.

Agenda Item 7. Action Items

A. Shipping Containers Ordinance Amendment Discussion

The use of shipping containers as accessory buildings is currently prohibited in Crockery Township, yet there are a growing number of shipping containers entering the township and appear to be used mainly for storage.

The Township Board is seeking input from the Planning Commission and the Public concerning amendments to the Zoning Ordinance to regulate shipping containers used as accessory storage buildings. The amendments pertain to:

- ❑ Section 2.02.6 - definitions
- ❑ Section 3.02.1 - the addition of a subsection K
- ❑ Section 9.06.4 – accessory buildings
- ❑ Section 9A.06 – the addition of a subsection 8
- ❑ Section 9B.06 – the addition of a subsection 13
- ❑ Section 10.03 – the addition of a subsection 5
- ❑ Section 11.10 – the addition of subsection 2
- ❑ Section 11A.10 – the addition of subsection 2

The draft proposal was discussed at length including many insightful comments from the public. After all parties were heard, a **motion** to adopt the proposed zoning amendments, with two alterations, was made by Treasurer Judy Van Bemmelen. A 2nd was offered by Trustee Rich Suchecki. The motion was unanimously approved by the Township Board.

Agenda Item 8. Presentations

none

Agenda Item 9. Discussion Items

A. Blight Ordinance Amendment – revised draft

The Township Board is seeking input from the Planning Commission and the Public concerning proposed amendments to the Zoning Ordinance to harmonize it with the general Township Ordinance. The amendments pertain to:

- ❑ Section 2.02 – the definitions of junk, junk motor vehicles, junk vessels and junk building materials.
- ❑ Section 3.31 – outdoor storage
- ❑ Section 3.43 – junk and other similar materials

- Section 3.45 – vehicle and vessel storage

The draft proposal was discussed at length including many comments from the public expressing their concerns. After all parties were heard Trustee Ryan Kelly made a **motion** to adopt the proposed zoning amendments with minor alterations. A 2nd was offered by Treasurer Judy Van Bemmelen. The motion was unanimously approved by the Township Board.

B. Oversized Accessory Buildings Ordinance Amendment – first draft

The Township has received many requests for oversized accessory buildings in the residential and agricultural zoning districts. The proposed draft, if adopted, may allow for such requests in certain conditions under a site plan review. The Commission found the concept and language of the draft to be acceptable. After discussion and all parties heard, a **motion** to bring this matter to a Public Hearing was made by Commissioner Ryan Kelly. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Planning Commission.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Ryan Kelly at 9:18 p.m. Commissioner Mike Munch offered a 2nd. The motion was unanimously approved.

Respectfully Submitted,

David Meekhof, Vice Secretary
Crockery Township Planning Commission

Next regular meeting – April 18, 2023