

Crockery Township

Regular Planning Commission Meeting

April 18, 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, Mike Munch, and Roy Holmes present. Planner Julie Lovelace, Fresh Coast Planning, was present on behalf of the Township.

There were six 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 March 21, 2023, Regular Planning Commission Meeting (Board members in attendance). **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

Supervisor Erik Erhorn advised Ed Rusticus will be retiring as our ordinance enforcement officer and Bill Mastenbrook will assume those duties as of May 1, 2023.

Supervisor Erhorn further stated the Township office will be open four days a week, Monday through Thursday, beginning May 26th. A reminder was also given that burning permits, a common Friday request, are available on-line at the Township's website.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

Supervisor Erhorn made a request to the Planning Commission to re-evaluate the Township's sign ordinance restrictions. Presently the maximum allowance is 32 square feet. Supervisor Erhorn felt this allowance may be too restrictive for certain applications. The Planning Commission agreed to re-evaluate this aspect of the sign ordinance.

No further public comments were offered.

Agenda Item 7. Action Items

A. Public Hearing – Oversized Accessory Buildings.

The Township has received a number of inquiries and requests over the past several years regarding size (SF) limitations for detached accessory buildings, particularly in connection with larger parcels. The Planning Commission agreed that an avenue for approval of "oversized" detached accessory buildings should be incorporated in the ordinance.

Chairman Bill Sanders opened the public hearing in this matter.

Planner Lovelace reviewed the proposed draft language, Oversized Accessory Buildings, Section 3.02, of the Zoning Ordinance, which incorporates thresholds and a site plan review (for oversized accessory building requests), for the Commission and members of the public present in the gallery.

The proposed language was discussed in detail by the Planning Commission, Ms. Lovelace, and members of the public present at the meeting.

Chairman Sanders asked for public comment.

Mr. Nathan Fewless, provided a sketch drawing of structures he intends to build on State Road, and asked how this proposed language might impact his planning. The Commission discussed Mr. Fewless' plan and gave direction regarding his request.

Mr. Rob Constantine, Copper Rock Construction, commented on the present maximum SF allowances, and offered his opinion on the proposed language.

Mr. Dave Willis provided the history behind this proposed language, citing present limitations for residents owning larger parcels.

Supervisor Erik Erhorn felt it would be appropriate to further incorporate a definitive (1%) scale into the proposed language to simplify building SF allowances.

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

The Commission discussed the proposed thresholds and the addition of a 1% scale. The Commission felt an avenue for oversized accessory building was appropriate and asked Planner Lovelace to incorporate the 1% scale into the proposal for further consideration.

Commissioner Ryan Kelly made a **motion** to table this proposal until Tuesday, May 16, 2023, at 7:30 P.M., allowing further language regarding thresholds and a 1% scale to be developed and added to the draft. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Planning Commission.

B. Election of Planning Commission Officers.

A **motion** was made by Commissioner Ryan Kelly to maintain present Planning Commission officers in their current positions; Bill Sanders-Chair, Ryan Arends-Vice Chair, Jon Overway-Secretary, and Dave Meekhof-Vice Secretary. A 2nd was offered by Commissioner Roy Holmes. 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 Arends at 8:48 P.M. A 2nd was offered by Commissioner Ryan Kelly. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Regular Meeting - May 16, 2023
Next Special Meeting - TBD