

Crockery Township
Regular Planning Commission Meeting
June 20, 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, Mike Munch, Roy Holmes and Ryan Arends present. Planner Julie Lovelace, Fresh Coast Planning, was present on behalf of the Township. Paige Silva was present as Recording Secretary.

There were three 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 May 16, 2023, Regular Planning Commission Meeting. **A motion** was made to approve the minutes, as written, by Commissioner Mike Munch. A Second was offered by Commissioner Ryan Kelly. The motion was unanimously approved by the Commission.

Agenda Item 4. Announcements

Commissioner Ryan Kelly gave some brief announcements. Former Fire Chief John Kriger held his retirement party June 19. The Fire Department has a new white pickup truck, recently used for an out of hand campfire. The Township has

received positive feedback regarding the recent Oversized Accessory Building Ordinance Amendment. The Township is anticipating in 2025 MDOT will coordinate the construction of a roundabout on the corner of Cleveland and 112th Avenue. Traffic studies are actively being conducted.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

Chairman Bill Sanders asked for public comment. No public comments were offered.

Agenda Item 7. Action Items

Murak Special Land Use Application

Documents provided to the Commission for this Land Use Application include: (1) Crockery Township Zoning Application as completed by Jeff Murak on April 26, 2023, (2) Letter from Natedge to Jeff Murak dated October 19, 2022 regarding Preliminary Wetland Determination with Wetland Assessment Map displaying the approximate property lines, wetland boundaries and wetland areas, (3) a Schematic Site Layout by Nederveld, project number: 22200412, dated May 26, 2023, including land division lots A-D, subdivision lots 1-13, approximate existing wetlands and stormwater basin.

The approval of this application does not approve the buildability of these lots, only the division. Applicant Jeff Murak applied for a special land use application of the property located at 15300 144th Avenue. This special land use would create three lots that exceed the lot depth-to-width ratio in the Zoning Ordinance.

Chairman Bill Sanders asked for public comment. No public comments were offered.

Commissioner Ryan Kelly made **a motion** to approve the Murak Special Land Use Application as written by Nederveld. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Planning Commission.

Agenda Item 8. Presentations

Planner, Julie Lovelace presented a review of the Crockery Township Master Plan. The Township's goal is to have a more simple and user-friendly Master Plan. Planner Lovelace reports the necessity of “cutting the filler” and providing a direct plan to the reader. The survey process was presented with a wide array of ideas on how to obtain public opinions for the Master Plan. Planner Lovelace and Principal Planner Ransford will make amendments for discussion.

Agenda Item 9. Discussion Items

The Commission and Planner Lovelace discussed signage, including signs specific to I-96 commercial properties, gas station canopies, sign height, square footage allowance for logos on canopies, and fall zones. Planner Lovelace will incorporate the suggestions in the draft for further review. Provisions regarding digital signs will be discussed with the Crockery Township Board.

Agenda Item 10. Adjournment

A motion to adjourn was made by Commissioner Bill Sanders at 8:35 P.M. A second was offered by Commissioners Mike Munch and Ryan Arends.

Respectfully Submitted,

Paige Silva Recording Secretary

Next Regular Meeting - July 18, 2023

Next Special Meeting - TBD