

Crockery Township

**Regular Planning Commission Meeting**

**July 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 Homes present. Planner Julie Lovelace, Fresh Coast Planning, was present on behalf of the Township. Shelby Chatman was present as Recording Secretary.

There were 5 persons seated in the public gallery.

**Agenda Items 2. Approval of the Agenda**

Approved as submitted.

**Agenda Item 3. Approval of Minutes**

The Commission reviewed the minutes from June 20,2023, Regular Planning Commission Meeting. **A motion** was made to approve the minutes, as written, by Commissioner Ryan Arends. A Second was offered by Commissioner Mike Munch. 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. No public comment was offered.

## **Agenda Item 7. Action Items**

### **Public Hearing- Sign Ordinance Amendment:**

Julie Lovelace presented the zoning ordinance amends; Julie is to make is make corrections to the word “logo” in reference allowing one (1) logo per side per frontage.

*Gas Pump Canopies:* Gas pump canopies may include one logo per street frontage not to exceed 25% square feet. Brand colors outside of the logo are permitted. Any lighting of the canopy must be internal and directed downward.

*Freestanding Sign (C-2 and C-3 Districts Only):* Maximum Number: One per street frontage. With the exception or 21.13, may not be used if there is a ground sign on property. Maximum Size: 32 square feet (see section 21.13). Maximum Height: 20 feet C-2, 30 feet in C-3(see section 12.13). Location: At least 10 feet from all property lines.

**21.13 I-96 CORRIDOR:** Properties zoned C-1. C-2 and C-3 that abut the right-of-way of the I-96 corridor may be permitted one ground sign per street frontage and one freestanding sign per parcel.

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

Commissioner Ryan Kelly made a **motion** to approve the Sign Ordinance Amendment. A second was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Planning Commission.

### ***Site Plan Review- Oversized Accessory Building:***

Planning Commission has received an application by Robb Constantine, on behalf of Nathan Fewless, for a 6,000 square foot oversized accessory building. The property address is 10341 State Road, between 96<sup>th</sup> Avenue and Walnut Drive.

The 72-acre parcel is zoned Ag-1. The proposed building will not be an agricultural building associated with commercial farming operations and will be used for person storage. The Applicant is current building a new dwelling and a 1,250 square foot “schoolhouse”. The building would meet the minimum set back requirements. One percent of 72 acres is 31,363 square feet. Under this provision the Applicant is permitted a combined total gross floor area of 4,800 square feet for

two accessory buildings. The combined total of the “schoolhouse” and the proposed accessory building is 7,250 square feet.

Julie Lovelace recommended condition to approval is that the accessory building shall not be used as a dwelling or to conduct any business, trade, or industry except as may otherwise be allowed in the Zoning Ordinance.

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

Commissioner Ryan Arends made **a motion** to approve the Fewless Oversized Accessory Building. A second was offered by Ryan Kelly. The motion was unanimously approved by the Planning Commission.

***Site Plan Review- Priced Right Auto Addition:***

Planning Commission has received an application by John Stuyfzand (Priced Right Auto North) for a 6,650 square foot expansion of the existing 14,807 SF building (21,457 ST total) with additional pavement. The parcel address is 12257 Cleveland Street.

The addition will be used for auto detailing and storage. No carwash or bathrooms are proposed with addition. Ottawa County Health Department review of the existing septic system dated 5/31/2023 states no additional water usage facilities are proposed. Dave Hudson reviewed the plan and is generally satisfied with the plan. He did require the addition of a fire hydrant, which is now shown on the southwest side of the plan. Kevin Kieft from Prien & Newhof reviewed the plan and is generally satisfied with the plan.

Julie Lovelace presented her findings from her Site Plan Inspection and recommended conditions to approval of Price Right Auto Addition as follows, wave bumper guard requirements, north east lights face downwards, and revisit landscaping in the fall.

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

Commissioner Ryan Kelly made **a motion** to approve Priced Right Auto Additions with the recommended conditions. A second was offered by Roy Holmes. The motion was unanimously approved by the Planning Commission.

### **Agenda Item 8. Presentations**

Planner, Julie Lovelace Crockery Township Master Plan. Planner Lovelace reports she will be updating dates for the Master Plan as they move forward.

### **Agenda Item 9. Discussion Items**

None.

### **Agenda Item 10. Adjournment**

**A motion** to adjourn was made by Commissioner by Mike Munch at 8:20 P.M. A second was offered by Commissioner Roy Holmes.

Respectfully Submitted,

Shelby Chatman  
Recording Secretary

Next Regular Meeting – August 15,2023  
Next Special Meeting - TBD