

Crockery Township

## **Regular Planning Commission Meeting**

**September 19, 2023**

**Approved Minutes**

Commissioner Ryan Arends called the meeting to order at 7:35 P.M. Roll call was taken with Commissioners, Ryan Kelly, Dave Meekhof, Jon Overway, Roy Holmes, and Mike Munch present. Planner Julie Lovelace, Fresh Coast Planning, was present on behalf of the Township. Paige Silva was present as Recording Secretary.

Commissioner Bill Sanders was absent.

There were twelve 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 July 18, 2023, Regular Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Munch. A second was offered by Commissioner Holmes. The motion was unanimously approved by the Commission.

### **Agenda Item 4. Announcements**

Commissioner Kelly gave a brief update on the installation of the new traffic light turn signal on M-231.

### **Agenda Item 5. Communications**

None.

### **Agenda Item 6. Public Comment**

Commissioner Arends asked for public comment. Jake Knoll and Rudy Schmidt introduced themselves as applicants for the Planning Commission.

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

- A. Public Hearing - 10606 Wilson St. rezoning application

Documents received by the Commission for this hearing include, (1) a Planning Review by Planner Julie Lovelace, dated July 25, 2023, discussing this proposal, including its Master Plan Considerations, Zoning Ordinances and aerial views of the parcel and surrounding properties, (2) a Crockery Township Zoning Application, signed by Daniel Hoekstra, dated May 17, 2023, requesting a rezone for Parcel #70-04-02-200-011 from Ag-2 Rural Agricultural Preservation, to R-1, Low Density Residential.

Mr. Daniel Hoekstra, 10606 Wilson Street, has submitted an application to rezone Parcel #70-04-02-200-011, located at 10606 Wilson Street, 10.13 acres, from Ag-2 Rural Agricultural Preservation, to R-1, Low Density Residential. Mr. Hoekstra also mentioned and included in his application the desire to split the property in the future.

Mr. Hoekstra was present for this hearing.

Commissioner Arends opened the public hearing.

Planner Julie Lovelace provided an introduction to this discussion by reviewing her Planning Review information, including how this rezoning will fit into the master plan, the zoning ordinance differences between Ag-2 and R-1 and a review of the aerial map with their zoning districts.

The Commission received a letter of disapproval from the owners of 7740 Wilson Road. The writers of the letter stated they own the neighboring eighty five acres. They expressed worry over the wetlands and were not sure the land could pass a PERK test. The Commission reminded everyone the approval of the rezoning will not guarantee ability to build on the property.

Applicants' Brother and Sister-in-law were also present at this hearing and they stated they wanted to split this property in half, allocating five acres a piece.

Neighbor of the Applicant and owner of 10550 Wilson Street expressed his disapproval with the rezoning based on the property being wetlands.

After all interested parties were heard, Commissioner Arends closed the public comment.

The Commission continued to discuss the rezone request, and acknowledged the parcel is somewhat limited in its buildable land. It was acknowledged that the rezone request is within the Crockery Township Master Plan.

After all discussion was complete, and all parties heard, Commissioner Kelly made **a motion** to recommend to the Township Board that Daniel Hoekstra's request to rezone parcel #70-04-02-200-011 from Ag-2 Rural Agricultural Preservation to R-1, Low Density Residential be approved. A second was offered by Commissioner Munch. The Commission unanimously approved the motion.

B. Public Hearing - 18170 144th Ave. rezoning application

Documents received by the Commission for this hearing include: (1) a Planning Review by Ms. Julie Lovelace, dated July 25, 2023, discussing this proposal, including aerial views of the parcel and surrounding properties, (2) a Crockery Township Zoning Application, signed by Carolyn Brown, dated as paid July 11, 2023, requesting a rezone for parcel #70-04-07-100-028 from Ag-2 Rural Agricultural Preservation, to R-1, Low Density Residential.

Ms. Carolyn Brown, 18170 144th Avenue, has submitted an application to rezone Parcel #70-04-07-100-028, located at 18170 144th Avenue, 69.67 acres, from Ag-2 Rural Agricultural Preservation, to R-1, Low Density Residential.

Ms. Brown was present for this hearing.

Commissioner Arends opened the public hearing.

Planner Julie Lovelace provided an introduction to this discussion by reviewing her Planning Review information, including the Master Plan Considerations and Zoning Ordinance differences between the two zoning districts.

The Commission discussed the proposed zoning change and decided it fit into the zoning map.

After all interested parties were heard, Commissioner Arends closed the public comment.

Commissioner Holmes began to make a motion but was interrupted with a public comment regarding the drainage in the area surrounding the property. The Commission stated the rezoning of this property does not guarantee the ability to build and if new buildings are erected, the Township has a process for their approval.

After all discussion was complete, Commissioner Overway made a **motion** to recommend to the Township Board that Carolyn Brown's request to rezone Parcel #70-04-07-100-028 from Ag-2 Rural Agricultural Preservation to R-1, Low Density Residential be approved. A second was offered by Commissioner Meekhof. The Commission unanimously approved the motion.

**Agenda Item 8. Presentations**

None.

**Agenda Item 9. Discussion Items**

A. Eastbrook Homes Informal Site Plan Discussion

Planner Julie Lovelace has already given Eastbrook Homes feedback and the preliminary site plan has not been reviewed yet.

Mr. McGraw with Eastbrook Homes introduced himself. He stated they are waiting on a date for the vacant land evaluation. They plan for this to be high end and possibly a gated community. They have a gated development in Grand Rapids. Substantial landscaping along the entryway is expected. Mr. McGraw expressed concern over the private road because of the cost projection. Mr. McGraw plans to come back in November with plans incorporating the Topography maps currently being developed. The cost projection for the homes are approximately \$600,000 - \$1.2M. There is expected to be a homeowners association. A Wetland Delineation was not completed but will be done if necessary.

Commissioner Arends offered public comment. None was heard.

#### B. Zoning Ordinance Memo

Planner Julie Lovelace wrote a Memorandum bringing to the Commissions attention an existing conflict in the Zoning Ordinance. Section 3.23 will be revised and presented with non-conflicting changes.

Also included in this Zoning Ordinance Memorandum is the topic of Lean-Tos and their relation to the square footage of accessory buildings. The Commission discussed if lean-to additions should be specifically excluded from aggregate square footage permitted for accessory buildings. The issue of what constitutes a lean-to was brought up. Commissioner Kelly stated the Board has brought this to the Commission's attention. The Commission determined the lean-to zoning provisions should remain as they are and no further discussion is necessary.

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

**A motion** to adjourn was made by Commissioner Munch at 8:21 P.M. A second was offered by Commissioner Kelly.

Respectfully Submitted,

Paige Silva  
Recording Secretary

Next Regular Meeting - October 17, 2023  
Next Special Meeting - TBD