

Crockery Township

Regular Planning Commission Meeting

October 17, 2023
Approved Minutes

Commissioner Jon Overway called the meeting to order at 7:31 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. Paige Silva was present as Recording Secretary.

There were 52 people 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 September 19, 2023, Regular Planning Commission Meeting. **A motion** was made to approve the minutes, as written, by Commissioner Kelly. A second was offered by Commissioner Arends. The motion was unanimously approved by the Commission.

Agenda Item 4. Announcements

Commissioner Kelly said they have interviewed people for the positions available on the Planning Commission Board. The new Commissioners will be announced in December.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comments

It was obvious to the Commission that the majority of the people were here to publicly comment on a discussion topic. No general public comment was asked for to prevent confusion.

Agenda Item 7. Action Items

None.

Agenda Item 8. Presentations

None.

Agenda Item 9. Discussion Items

A. Informal Review - Jamie Hughes Campground Special Land Use

Planner Julie Lovelace said she brought this for discussion with Applicant, Jamie Hughes. She has given Mr. Hughes feedback on the process. Mr. Hughes' proposed campground is his land located on Leonard Rd., the nearest cross street being Wren Dr. The proposed land is three parcels comprising 114 acres all currently zoned Ag-2. Planner Julie Lovelace introduced aerial view pictures of the parcels. Approximately 15-16 of these acres are proposed for the campground. The campground is proposed in phases beginning with primitive sites. Planner Julie Lovelace wants it noted this plan was not yet sent to the Fire Department for review, because she wants feedback to be given first.

Applicant Jamie Hughes was present.

Commissioner Sanders asked what his plan for this campground is. Mr. Hughes said he wants to begin with 45 sites, increasing in increments of 45 sites every year until 145 is reached. Mr. Hughes emphasized this location is close to the amenities, biking, fishing, kayaking, etc. Currently the land is being leased out for farming and Mr. Hughes wants the community to be able to enjoy the land.

Planner Julie Lovelace notes Mr. Hughes has approached EGLE and they have given him feedback. She wants to emphasize, this is a Special Land Use - not permitted by right of way - there are standards to which the applicant has to meet in addition to the normal zoning rules. This particular Special Land Use has not been used in Crockery Township. It was reiterated this is an early step in the application process.

Commissioner Sanders offered public comment at 7:40 P.M.

Tomas Bruno - 10789 Leonard St. - Smoke, noise, traffic safety, and property value concerns. Concerned rural life and scenery will be compromised.

Jennifer Kaiser - 16358 112th Ave. - Traffic safety concern. Used her special land use as comparison.

David Marks - 16169 104th Ave. - Overpopulation and trespassing concerns. Concerned rural life and scenery will be compromised.

Thomas York - 10949 Wren Dr. - Property value and degrading natural scenery concerns.

Courtney Holmes - 11422 Leonard St. - Young pedestrian safety concern.

Gordon Haskins - 10642 Garfield Dr. - Traffic safety concerns including line of sight and speed of traffic.

Quinton Jones - 15303 104th Ave. - Concerned rural life and scenery will be compromised. Financial failure and long-term camping concerns and their impact on the appearance of the Townships natural scenery.

Christopher Cumberworth - 10801 Garfield Dr. - Conestoga as a comparable, there is a traffic safety concern with three entrances and exits. Whereas the proposed only has one. Young pedestrian and motorist concerns.

Frederic Levin - 11591 Leonard St. - Concerned rural scenery will be diminished. High-traffic concern.

Dennis Keif - 15652 104th Ave. - Public notice concerns. Township benefit concern.

Applicant, Mr. Hughes interjected the campsites will be seasonal, May through October.

Keith Hannenburg - 10225 Cypress St.- Traffic experience and concern.

Alexis Miller - 11485 Leonard St. - Rural life being diminished and traffic concerns.

Andrew Groenick - 10555 Garfield St. - Pre-existing traffic concerns.

Karla Constantine - 16451 124th Ave. - Public notification and transparency concerns. Overgrowth of the Township concern.

Planner Julie Lovelace explains the process of this application process and what may happen. It is emphasized public comment is very important. Among public comments there are standards for the Applicant to meet set by different organizations.

Brenda Lasko - 10654 Leonard St. - Conestoga is pre existing competition and traffic concerns.

Angela Mazurek - 12580 Leonard St. - Groundwater overuse concerns.

Jennella Jonio - 16015 104th Ave. - Concerns about the impact of public comment and this process. This is followed by twice more, the same question.

Nancy Plaisier - 10692 Garfield Dr. - What does primitive Camping mean? Generator noise concern and property tax question.

Applicant, Mr. Hughes said it has no running water, only porta johns, 1 spigot for 25 sites, each site is 30 x 60 gravel. No electricity at each site.

Commissioner Overway stated there are a lot of factors to determine the taxability of property. Ottawa County issues the taxes and determines taxability.

Pat Harmon - 10894 Garfield Dr. - Human waste dumping concern.

Aaron Raha - 10991 Wren Dr. - Boisterously voiced his traffic safety concerns. Young pedestrian safety concerns.

Melissa Hughes - 10683 Garfield St. - Benefits to the Township and business sustainability concerns.

Dave Bantjes - 16358 112th - Traffic concern based on their previous special land use stipulated approval.

Traci Raja - 10991 Wren Dr. - Diminishing rural environment and traffic concerns.

Jim Plaisier - 10692 Garfield Dr. - Financial fallout concerns for the Applicant.

Mary Haskins - 10642 Garfield Dr. - Diminishing wildlife concern. Wants to know the weight of the public comments in this application process.

Alicia Chaney - 17550 Woodland Ln. - Conestoga's competitive edge, it is considerably nicer and very close. The river next to the proposed campground is not passable by kayak.

Thomas York - 10949 Wren Dr. - Questions about the public comment and this process.

Commissioner Sanders addressed the weight of the public comment in this process.

Dave Bantjes - 16358 112th Ave. - Stated the Applicant worked with the County of Muskegon, and he is capable of structurally assembling this campground.

Angela Mazurek - 12580 Leonard St. - Questions about the Ordinance and why there is a provision for Campgrounds.

Commissioner Sanders said there needs to be some sort of guidelines in the Ordinance otherwise there might be legal issues in the future. This has happened in the past regarding a trailer park and is currently happening in Spring Lake.

Commissioner Overway said it is necessary in the Ordinance since if nothing is written, it is likely to go to Circuit Court and then it is in the hands of a Judge.

Jennella Jonio - 16015 104th Ave. - Concerned about concrete and drainage.

Planner Julie Lovelace said the proposed spots are gravel.

Commissioner Overway stated that if unintentional water issues happen, the owner that changed things is responsible for the influx of water. The Drain Commissioner considers these things.

Jennifer Kaiser - 16358 112th Ave. - Environmental concerns. There is a blue heron colony living there.

Willard Debraber - 10639 Garfield Dr. - Thanks members of the Commission for listening.

Nancy Plaisier - 10692 Garfield Dr. - Questioned how the numerous studies are paid for.

Planner Julie Lovelave answered stating the Applicant is responsible for all costs.

Courtney Holmes - 11422 Leonard St. - Questioned if this would add to the bill for Emergency Medical Services, Fire Department, etc.

Commissioner Sanders answered, no. The drain on local resources is not a factor and this subject was previously brought up in Court.

Mary Haskins - 10642 Garfield Dr. - Overexpansion concern.

Commissioner Sanders offered public comment once more. Nothing additional was heard.

B. Lot Coverage Draft Ordinance Amendment

The Commissioners agree that this Amendment is not urgent and for the purpose of efficiency can wait for another Amendment to be published alongside this one.

C. Master Plan

Commissioner Sanders emphasizes to the people remaining in the room to participate in the Master Plan Survey. The Survey will help inform the workshop because it will be formatted around everyone's responses. The more responses, the better the workshop. The workshop is scheduled for December 6, 2023, at 7:30 P.M.

Mass notifications via electronic mail have been discussed by the Board and it was previously determined to be out of reach.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Holmes at 9:00 P.M. A second was offered by Commissioner Munch.

Respectfully Submitted,

Paige Silva
Recording Secretary

Next Regular Meeting - November 21, 2023
Next Special Meeting - TBD