

Crockery Township

**Regular Planning Commission Meeting**

**September 17, 2024**

**Minutes**

Chairman Ryan Arends called the meeting to order at 6:30 p.m. Roll call:

Present: Commissioners Robert Machiela, Mike Munch, Ryan Arends, Dave Willis, Roy Holmes, Ryan Kelly and Jake Noel.

Absent: None.

Planner Julie Lovelace with Fresh Coast Planning and Attorney Ron Redick were present on behalf of the Township. Paige Silva was also present as Recording Secretary.

There were five people seated in the public gallery.

**Agenda Item 2. Approval of the Agenda**

Approved as submitted.

**Agenda Item 3. Approval of Minutes**

A **motion** was made by Commissioner Munch to approve the Minutes as written from August 20, 2024. A second was offered by Commissioner Holmes.

**Agenda Item 4. Announcements**

Commissioner Kelly reported the Township Board is working on the details for the Fire Department benefits package.

**Agenda Item 5. Communications**

None.

**Agenda Item 6. Public Comments**

Chairman Arends offered public comment for any item not on the agenda. No public comments were offered.

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

#### **A. Public Hearing - 14337 State Road Rezoning Request**

Planner Lovelace introduced this topic and stated that the owners of 14337 State Road want to divide a portion of this property. Presently their property is zoned agricultural and the property owners wish to rezone a portion of their property to R-1. The proposed property lines were outlined on the presentation board. As the property exists now, it has a dwelling and three accessory buildings on it. If the rezoning request were granted, the property owners will split their property so the home and one accessory building would be one a two-acre parcel and the rest of the property would be combined with the agricultural-zoned property to the north, which they also own. Planner Lovelace also provided the uses allowed by land right and a picture of the Master Plan map. The request is consistent with the Master Plan map. The Commissioners had nothing else to input or question.

Commissioner Machiela made a **motion** to open the public hearing. A second was offered by Commissioner Willis.

Kathy Hoath - 14145 State Rd. - Questioned what the purpose is of the rezoning. Planner Lovelace answered because the applicants wish to allow for a smaller parcel that is not permitted in agricultural zoning. The smaller parcel will consist of the home located on State Road. Ms. Hoath asked and Planner Lovelace clarified that the reason is not to build rental units. The Applicants wish to only keep the home, not build additional. Chairman Arends reported that this rezoning request comports with the Township's Master Plan. Planner Lovelace highlighted this portion of the Master Plan.

Janelle Jonio - 16015 104th Ave. - Asked for clarification on this matter because she arrived later than expected.

Vernetta Hosler - 14203 State Rd. - A neighbor of the applicant gave opinion on the request.

Chairman Arends asked if there were additional public comments and none were offered. A **motion** to close the public comment was made by Commissioner Holmes. A second was offered by Commissioner Machiela.

Chairman Arends offered this for discussion among the Commissioners. Each Commissioner stated they did not see any issues with this request.

Commissioner Holmes made **a motion** to recommend to the Board approval of the rezoning request. A second was offered by Commissioner Arends. The Applicants were thanked for their time.

### Ordinance Amendment Detached Garages

Chairman Arends recalled that this topic was discussed amongst the Commissioners in August and Planner Lovelace reports that she has since spoken with Attorney Redick regarding this topic. Since last speaking on the matter, the language has been updated to incorporate the Planning Commissions ideas. She read the language to the Commission. No change was made to subsection C as it previously existed. In summary, detached garages are allotted a certain square footage and it shall not count towards the total accessory building number and square footage unless exceeded.

Commissioner Machiela made **a motion** to open the public hearing. A second was offered by Commissioner Munch.

No public comments were offered.

**A motion** to close the public comment was made by Commissioner Kelly. A second was offered by Commissioner Machiela.

The Commissioners spoke among themselves and concluded that since this was already discussed in detail in August, there are not any more questions. Commissioner Kelly confirmed that this Ordinance Amendment will be permitted on all lot sizes. Lot sizes were not specified.

Commissioner Kelly made **a motion** to recommend this matter to the Township Board. A second was offered by Commissioner Noel.

### Agenda Item 8. Presentations

None.

### Agenda Item 9. Discussion Items

#### A. Nonconforming Lots and Adjacent Land Transfer Ordinance Amendment

Chairman Arends stated this topic was recently brought up at the Zoning Board of Appeals meeting because there is conflicting language in the Land Transfer Ordinance and Nonconforming Lots Ordinance. Planner Lovelace read the original conflicting language from both sections of the ordinance. Then she read the provisions of the proposed amendment. The provisions included minimum requirements such as depth-to-width ratio, setbacks, and lot width. She reminded the Commission this is only regarding an adjacent land transfer between nonconforming parcels.

Chairman Arends confirmed with Planner Lovelace that these land transfers still have to come before the Commission for approval.

Commissioner Willis asked Planner Lovelace about provision 2C and the language, “Newly created” Will this amendment allow for the creation of parcels? Planner Lovelace answered that this is the existing language and it was not modified in this instance.

Commissioner Kelly asked if this was referring to the parcel on Cleveland and Chairman Arends confirmed yes it is.

The Commission approved the amendment language and requested that this be scheduled for a public hearing.

#### B. Short Term Rentals Ordinance Amendment

Planner Lovelace read from her notes last month, the Board had multiple suggestions and the Commission made changes regarding the Amendment. The Board addressed the minimum night stay, administrative review policy, district restrictions, subsection D (top of page 4) was removed, principal buildings, liability insurance, fire marshal approval, change of ownership and violation procedure.

Commissioner Arends asked if this matter had already been to public hearing. Planner Lovelace had noted that a public hearing on this matter was held in August.

Commissioner Munch made **a motion** to send this ordinance to the Board with a recommendation of approval. A second was offered by Commissioner Machiela.

#### C. Master Plan - Environment and Natural Resources Chapter

Planner Lovelace reviewed the Environment and Natural Resources chapter. She compiled everything from the old master plan into the new chapter and she kept a lot of

language but deleted a lot of redundant sections. The formatting was made to put into subsections and she bolded her new changes for the Commissioners review. She reports she added language. She did want to keep the ground water quality section regarding sodium chloride levels in the aquifer. Her reasoning was that a lot of townships have been having issues and so this was retained. She considered wetland protection language was very relevant, given the natural resources in this area. She said she also brought in public workshop views which leaned heavily for the protection of agriculture, wetlands and sensitive areas.

Commissioner Munch found a typographical error in the strategies section. The word “impervious” should be changed to “pervious”. Planner Lovelace made this change.

Chairman Arends stated that a lot of this is already governed by the State of Michigan. Planner Lovelace affirmed that if such topics were already covered under county or state domain it was removed.

Planner Lovelace said that if the Commission reads something they want to revisit in any of the chapters, they can always bring it up in the future.

Next month there will be another chapter to review. The Commission agreed the proposed changes are good.

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

**A motion** to adjourn was made by Commissioner Noel at 7:00 p.m. A second was offered by Commissioner Munch.

Respectfully Submitted,

Paige Silva  
Recording Secretary

Next Regular Meeting: October 15, 2024  
Next Special Meeting: TBD