

Crockery Township

Regular Planning Commission Meeting

November 19, 2024

Draft Minutes

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

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

Absent: Commissioner Ryan Kelly.

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

There were 11 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 October 15, 2024. A second was offered by Commissioner Michaela.

Agenda Item 4. Announcements

Commissioner Kelly was not present. As a result, no announcements were made.

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: Silver Vista Storage Special Land Use Site Plan Amendment

Planner Lovelace introduced this matter. The Silver Vista Storage Facility located at 11080 Cleveland St propose the addition of three storage buildings. The Applicants/Owners were present at this time. The Site Plan Amendment proposes an 18,300 square foot increase. The total square footage of the storage facility would be 42,400 square feet. The Fire Department reviewed the Site Plan Amendment and had no issues. There are general standards that are met and are consistent with the Zoning Ordinance.

Chairman Arends asked the Applicants if they had anything to add to what Planner Lovelace already stated. They said this is the “final phase” of the additions. The proposed materials are the same as the original buildings.

Chairman Arends asked for discussion among the Commissioners. No topics were raised. Commissioner Machiela made **a motion** to open this matter for public hearing. A second was offered by Commissioner Noel.

Melissa Donsler is the owner of 10831 Cleveland St., commonly known as Stonegate Farms, a local wedding and event venue. Ms. Donselar has questions regarding the landscaping that was torn apart. She states concerns over an unattractive large dirt space in front of the entrance to her venue. There are fallen trees on the Applicant’s property that once muffled traffic noise. She has a noise concern considering the highway’s proximity. Also voiced concern over storm runoff. She stated the industrial look does not fit the “vibe” of the surrounding country.

The Applicant answered Ms. Donsler by stating that the buildings are going to offer a buffer for the highway noise. Planner Lovelace displayed a topographical map. The Applicant stated that there will be a berm and detention pond across the road from Stonegate’s driveway. The Applicants said that they will be done with construction at the end of May.

A motion was made by Commissioner Willis to close the public hearing. A second was offered by Commissioner Munch.

Planner Lovelace asked this Commission about the Applicant’s request to waive parking. There are four proposed spaces in addition to the spaces provided in the front of each storage door. Chairman Arends asked if additional screening is necessary, such as berms or extra trees. Planner Lovelace stated that the Applicants are proposing the same facade

materials be used as the existing buildings. Chairman Arends asked the Commission their opinions on waiving additional parking spaces. There were no concerns raised considering storage facilities are not generally busy at one given time. Commissioner Willis recalled that Phase 2 of the Storage Facility does not look great because there are only some small pine trees in the front of the building. He believes a continuance of the density of the trees from Phase 1 would make the space look better. Chairman Arends and Commissioner Noel agreed. The Applicants said that there are evergreens on the west side of the building and the front (roadside). Chairman Arends said that if they could mimic the rest of the landscaping, it would look better. Chairman acknowledged that everything else is in line with the ordinance, and the minimum parking requirement will be waived. Commissioner Munch asked if there are building elevations and Planner Lovelace said there are not. Commissioner Holmes asked about photometrics. **Commissioner Willis made a motion, seconded by Commissioner Holmes** to approve the Silver Vista site plan amendment with the following conditions:

- All conditions listed in Planner Lovelace's report
- Building elevations will be submitted
- Evergreens will be planted along the north side (front) of the new buildings similar to those on the west side of the existing buildings

B. Public Hearing: Condominiums Zoning Ordinance Amendment

Chairman Arends recalled that this ordinance provides the process for minor amendments to a condominium plan where there are currently none. Attorney Redick and Planner Lovelace noticed this and proposed an addition to the Ordinance. Commissioner Noel made **a motion** to open this matter for public hearing. A second was offered by Commissioner Machiela.

Jannella Jonio - 16015 104th Ave. - Asked to review the ordinance amendment. Planner Lovelace went through the proposed wording.

Nancy Crane - 15224 144th Ave. - said the public notice referenced the wrong section number, but did correctly reference the matter to be discussed. Attorney reviewed and noted that there does not need to be a new public notice.

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

A motion was made to send the Amendment to the Crockery Township Board with a recommendation of approval. A second was offered by Commissioner Munch.

C. Murphy Site Plan Review - Wood Lane Road

The Applicant, Mike Murphy, wishes to construct a portion of his designated outdoor storage area to condominiums. Planner Lovelace said that in 2023 there was an approved site plan but Mr. Murphy has since sold property that was part of that plan and the application has expired. Warehouse buildings are permitted, as are multiple uses on the same parcel. Only those uses permitted by right or by Special Land Use are permitted in each unit. The proposed building is a combined 23,580 sq. feet and will consist of 20 condominiums, each with their own bathroom. Exterior bathrooms are no longer planned, as in the 2023 plan. Ninety gallon rolling carts for trash will be used by each unit. No outdoor mechanical is proposed. The Fire Marshall asked that the new hydrant be replaced on the west side of the private road. He asked that an easement be required for future water main extension. The Water Resources Commissioner permitted the original project, needs updated soil and erosion permit, EGLE has provided their report for water hookup.

Cheryl Scales, on behalf of the Applicant from West Shore Engineering provided clarification on the water commissioners email and previous permit.

Planner Lovelace said that she does list a few conditions on suggested in her report.

Jannella Jonio - 16015 104th Ave. - Asked about what kind of buildings we are looking at. Planner Lovelace clarified that condominiums are a form of ownership and the site plan review is of the actual buildings. Each unit will be owned separately but constructed together.

Commissioner Munch said that he may object to the Fire department's request to move the hydrant fifty feet to the west. Chairman Arends said that it is not typical to cross a road for the hydrant. Ms. Scales said that they are moving a fire hydrant and there is a proposal to make the additional fire hydrant on the existing line. Applicant verified that this is simply a downsized scale of what was already approved. Ms. Scales said that there is an easement from their neighbors for water access. Attorney Redick said he would have to provide the liber on the easement. Chairman Arends asked Planner Lovelace if there was discussion on not extending the water. Commissioner Willis said that he did not have a water permit at the time of the original application. Ms. Scales said that everything meets the fire code and each building has its own water service. Ms. Scales said that since they added hydrants, it meets the requirements. Chairman Arends referenced the abstract written in 2023. Ms. Scales said that it should not be extended to literally nowhere. Attorney Redick said that the extension prevents the Applicant holding a monopoly.

Planner Lovelace asked that her sixth condition regarding a utility easement should be in place and recorded. Attorney Redick requested that he needs to re-read the old easement..

Planner Lovelace displayed the proposed topographical map.

Chairman Arends said there is a list of conditions for approval, namely the fire hydrant on the opposite side of the road. Ms. Scales is asking for approval upon final review of the Fire Marshall regarding the hydrant location. Chairman Arends said he has never run a hydrant across from the main water access. The remaining fire code is met. The Commission is in agreement with adding the wording “Final approval by Fire Marshall”. Everything else was submitted. **A motion** was made by Commissioner Noel, seconded by Commissioner Holmes, to recommend to the Board approval of the site plan, including the Planner’s conditions with the two additional conditions:

- Verification of the forty-foot utility easement that it has been recorded. Attorney Redick to review and approve this easement.
- Fire hydrant placement shall be verified by the Fire Marshall.

Agenda Item 8. Presentations

None.

Agenda Item 9. Discussion Items

A. Signage (Retaining Walls)

There has been an application regarding signage on a retaining wall. The Crockery Township Board asked the Commission to look at the Ordinance and consider and amendment. Planner Lovelace provides a possible unintended consequence is owners installing retaining walls just to get additional signage. Which Zoning District shall it be permitted in? Should it be permitted at all? Should the signage standards for a retaining wall mimic the building? Commissioner Willis asked if the wall signage would be in addition to or in lieu of? Chairman Arends stated that both the retaining wall and the billboard are simply “too much”. The Commission can incorporate the retaining wall signage into the total signage percentage. Meaning it will remain the same amount allocated to any applicant but it can be “spread out” buildings and retaining walls. All of the Commissioners agreed.

Jannella Jonio - 16015 104th Ave. - Asked how signage is calculated. Planner Lovelace answered that it shall not exceed fifteen percent of the wall.

Commissioner Willis asked what the ground sign would be. Planner Lovelace said that an applicant would get a pole sign, wall sign and ground sign. They will have wall signage per business entity, not to exceed fifteen percent of the square footage and facing the street that provides primary access. Commissioner Noel and Chairman Arends said no more signage shall be allotted simply because there is a new wall.

Planner Lovelace asked what the Commission wanted to do. Chairman Arends said that we can permit it, but it shall be based on the percentage of the building wall including the maximum of fifteen percent of the building wall space and they can share it between the two. Planner Lovelace said that she will draft something and have Attorney Redick review it prior to the next hearing.

B. Master Plan Chapter Eight - Utilities

The Commission did not receive hard copies. They tabled this until the next regular meeting wherein they can review properly. The Commissioners each said that they agree to tabling.

C. R-5 Rezoning in Nunica

The Commission did not receive hard copies - they suggest tabling this until the next regular meeting wherein they can review properly. The Commissioners each said that they agree to tabling.

Agenda Item 10. Adjournment

A motion to adjourn was made by Commissioner Munch at 7:35 p.m. A second was offered by Commissioner Noel.

Respectfully Submitted,

Paige Silva
Recording Secretary

Next Regular Meeting: December 17, 2024
Next Special Meeting: TBD