

Crockery Township

**Regular Planning Commission Meeting**

**January 21, 2025**

**Minutes**

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

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

Absent: Commissioner Roy Holmes.

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

There were 2 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 Noel to approve the Minutes as written from December 17, 2024. A second was offered by Commissioner Munch.

**Agenda Item 4. Announcements**

Commissioner Kelly provided updates regarding the Water Bonds. The Fire Department were enjoying their new schedule and he reported calls were up from last year.

**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. Master Plan - Chapter 10 M-104 Corridor Overlay**

Planner Lovelace introduced this topic to the Commission. She said the Overlay chapter was drawn from the old Master Plan and there were minor tweaks made to that version. Redundant language was stricken. She asked for the Commissions input on the goals, recommendations, and strategies. Attorney Redick suggested revision of the utilities chapter to discuss in greater detail the sewer treatment facility. Planner Lovelace asked Attorney Nettleton to review the chapter and she will present a revised version in February.

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

The 2024 Annual Report was presented. The Commissioners reviewed it and had no edits. Chairman Arends asked the Commissioners if they had any comments. None were made. It is ready to forward to the Board.

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

#### **A. Barn Event Venues - Ordinance Samples**

As the Commissioners requested, Planner Lovelace gathered ordinance examples to present. The examples considered minimum acreage, occupancy provisions, and definition of events. The Commission decided to strike the definitions of events. Instead of providing definitions of events, a broader term, “events not requiring a ticket or cash for admission” was added. The Commission discussed the construction of additional buildings on an existing property owners farm. It was the Commissioners general concern that property would be purchased in the Township for the sole purpose of operating a venue. The Commission discussed at length the existence of old and new barns and the possibility of their use on existing farms. The productivity of the farm and resident occupation was a factor in the discussion. After consideration, Planner Lovelace suggested the Commission can specify the venues to take place “in an existing barn”. Commissioner Willis suggested a gravel parking lot has more curb appeal, especially considering it has less of an environmental impact on the original farmland. The demand for “Barn Events” was discussed. Commissioner Arends acknowledged that two venues

currently have approval in the Township legally and there may be more that are not approved. The hours of operation were discussed.

Planner Lovelace recalled Attorney Redick suggested drafting something separately from the Home Occupations in an Accessory Building provisions.

The Commissioners agree that the event venues should be held to a design standard and the property that the venue is on should make a minimum of \$25,000 a year. The income requirement ensures that this ordinance supports true agricultural operations.

A minimum of ten acres was discussed. The Commission agreed to strike Number 3. Number 4 “Food and Beverage Service” was discussed and it was determined that the purpose of this provision is to prevent a private restaurant. Catering is required at these events and a full-scale kitchen will not be on the premises. The Commissioners agreed for the “Timing of Event” to preserve the rural lifestyle. They discussed the maximum capacity of the venues and decided that 275 was an adequate number. The Fire code sets the capacity within the building. Planner Lovelace said that outdoor tents are included in the maximum capacity of the venue. The Commission agreed to keep amplified music at a minimum and inside of the building(s). Parking was discussed and time limits on parking. That same parking surface could be grass but should be free of excessive dust and mud. They may refer to the current parking chapter if they want a permanent solution. For lighting standards, the current ordinance provisions should be referenced. Commissioners discussed the logistics of leaving up the tents versus taking them down regularly and it was decided that as long as they are dismantled at the end of the season, they can stand in the busy months. Signage was discussed and will conform with the current ordinance. Restrooms, trash, and refuse were discussed and the Commission agreed that at least two restrooms need to be supplied. There will also be a Responsible Party, wherein the owner will be available in an emergency situation. Setbacks are consistent with the existing ordinance. New buildings are not encouraged. There will be a reference to the noise ordinance regarding noise. Planner Lovelace asked if the Commission had anything else, they did not. She also asked Attorney Redick if there will be language regarding Transfer of Ownership. Commissioner Machiela agreed that is good foresight. Planner Lovelace said that the Township can notify the new owner and they will have to acknowledge the conditions of the approval. She will write and present the Commission a final version for the next meeting.

#### B. Re-Zoning Letter

Planner Lovelace stated that at the December meeting the Commission decided to review Nunica and the possibility of R-5 rezoning. She asked the Commissioners to review the

letter she proposes to send to the public, who will be directly affected by this change. She asked the Commission if they wanted her to hold an information meeting or have a special meeting with the Planning Commission. Commissioner Arends suggested that it may be a low turnout if they have a special meeting. Commissioner Munch agreed that one-on-one is best for this situation. Commissioner Willis suggested that if there is more than three people interested in attending a special meeting, one can be held. Planner Lovelace will be discussing the permitted and special land uses with each owner. The proposed change regarding setbacks is what she really wished to convey in the letter. Commissioner Noel suggested that the letter contain “allowed uses” in each zoning condition. It will be added to the end of the letter. Attorney Redick wanted to alert the owners of commercial properties, but they were not included in this discussion. She will make the changes to the letter and send them with a map in color.

**Agenda Item 10. Adjournment**

A **motion** to adjourn was made by Commissioner Munch at 7:05 p.m. A second was offered by Commissioner Machiela.

Respectfully Submitted,

Paige Silva  
Recording Secretary

Next Regular Meeting: January 21, 2025  
Next Special Meeting: TBD