

Crockery Township
Regular Planning Commission Meeting
April 17, 2012
(Approved)

Chairman Bill Sanders called the April 17, 2012, Regular Planning Commission Meeting to order at 7:32 P.M. Roll-call was taken with Dave Meekhof, Jon Overway, Bill Sanders, Jean Deckert, Rich Suchecki, and Ryan Arends present. Commissioner Dimitri Apostle was absent. Z/A Robert Toland was also present for this session.

Agenda Item 2. Approval of the Agenda

Approved as stands.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the March 20, 2012, Regular Planning Commission Meeting. Commissioner Jean Deckert made a motion to accept the minutes as written. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved.

The Commission also reviewed the minutes from the March 27, 2012, Special Planning Commission Meeting. Commissioner Ryan Arends made a motion to accept the minutes as written. A 2nd was offered by Commissioner Jean Deckert. The motion was unanimously approved.

Agenda Item 4. Announcements

Commissioner Rich Suchecki advised the Board would be discussing improving (paving) 136th Avenue, between Cleveland Street and State Road, at the April 23, 2012, session.

Commissioner Suchecki also introduced Nancy Schindlbeck, who was recently appointed as the newest member of the Planning Commission by the Board. Ms. Schindlbeck will be replacing Commissioner Jean Deckert, who will resign the Commission effective May 1, 2012.

Item 5. Communications

None.

Agenda Item 6. Public Comment

Mr. Mark Douglas and Mr. Tim Russell introduced themselves indicated they wished to inform the Commission they had an interest in the vacated “Tripp Auction” building, located at 11270 Cleveland Street (west of 112th Avenue). Mr. Russell advised he presently operates a small manufacturing business and performance shop, which he would like to move to the Tripp site. Mr. Russell indicates the bulk of their manufacturing business is modifying the nozzle of fuel injectors. Mr. Russell provided a written summary to the Commission of his business and his desire to utilize the property at 11270 Cleveland Street.

Mr. Toland advised the issue is that the Tripp site is zoned commercial, which does not include manufacturing businesses, and that the future land use is likely to remain as such. The Commission and Mr. Toland informally discussed the thought process (after completing Action Item C.) and presented several avenues by which Mr. Russell and Mr. Douglas might legitimately proceed with their inquiry.

Agenda Item 7. Action Items

A. Resolution of Intent – Chittenden Rezoning – Public Hearing.

The Planning Commission has received a request from Gordon Chittenden to rezone parcel number 70-04-30-200-012, located at 15736 138th Avenue, from (R-1) Low Density Single-Family Residential to (Ag-2) Rural Agricultural Preservation.

Documents provided to the Commission for consideration in this matter include (1) a memo from Mr. Toland to the Commission, dated April 17, 2012, providing a Planning and Zoning Review, (2) a Crockery Township Zoning Application signed by Gordon Chittenden, dated March 13, 2012, and (3) a parcel print-out (Ottawa County GIS Mapping) showing the Chittenden parcel in relationship to surrounding parcels.

Mr. Gordon Chittenden was present for this hearing.

Chair Bill Sanders opened the public hearing.

Mr. Toland provided an overview of his Planning and Zoning review comments. Mr. Toland noted that Mr. Chittenden could attain his wish to farm the property and have horses, as allowed under the Right to Farm Act and current Township Ordinance, without a change in zoning. Mr. Chittenden had, in recent years asked for the R-1 zoning change, which he was granted. Mr. Chittenden now wishes to convert back to the Ag-2 zoning, which is compatible with future land use mapping as designated by the Township.

The Commission discussed the issue and felt the Ag-2 zoning requested was appropriate for the parcel under consideration and would further support the owners intended use, as well as satisfy the Township's future land use designation.

After all comments were heard, Chairman Bill Sanders closed the public hearing.

After all the discussion in this matter was complete, Commissioner Dave Meekhof made a **motion** to recommend to the Township Board that Gordon Chittenden's request to re-zone parcel #70-04-30-200-012 from (R-1) Low Density Single-Family Residential to (Ag-2) Rural Agricultural Preservation be approved. A 2nd was offered by Commissioner Jean Deckert. The motion was unanimously approved by the Commission.

B. Site Plan Review – Groenink's Elevator & Hardware.

Documents provided to the Commission for consideration in this matter include (1) a memo from Mr. Toland to the Commission, dated April 17, 2012, providing a Planning and Zoning Review, (2) a summary of issues by Kevin S. Kieft, P.E., of Prein & Newhof, addressed to Mr. Toland, dated March 27, 2012, (3) a memo from Chief Gary Dreyer, Crockery Twp. Fire Department, summarizing safety related issues, including a building content rating sheet, addressed to Mr. Toland, dated April 3, 2012, (4) a letter from Lloyd and Stephanie Miller, 11316 Michigan Avenue, Nunica, Michigan 49448, undated, stating their concern regarding landscaping requirements that may be enacted, (5) a Crockery Township Zoning Application signed by John H. Groenink, dated March 6, 2012, (6) an ariel overview of the Groenink Elevator complex and surrounding properties, (7) a 8.5 X 11 computer sketch of the proposed building footprint and surrounding (existing) building footprints, by Brock Hesselsweet, and (8) a site plan by Brock Hesselsweet A.I.A., 14250 Cricklewood Drive, Grand Haven, Michigan, 49417, dated February 2, 2012, CAD Operator D. Zimmerman, Project #81511, Design by B. Hesselsweet.

Mr. John Groenink was present for this site plan review.

The Commission, Mr. Toland, and Mr. Groenink reviewed the materials provided and entered into a lengthy discussion regarding the issues brought up by Mr. Kieft of Prein & Newhof, Mr. Toland in his summary, and Chief Dreyer's concerns.

There were a number of issues the Commission felt further information would be useful and in some cases an opinion from Mr. James Brown, Attorney for the Township, would be required. The list of issues, in part, include (1) the 75 foot set-back (structure set-back proposed at 2 feet), (2) combining the parcel, on which the proposed structure is to be built, with the current Groenink Elevator parcel, which affect a number of related issues including lot width and area

requirements, rear yard set-back, total area of roof structure, and a legal description of lot, (3) Screening requirements, (4) Adequate description/view of structure placement relating to existing buildings and 300 foot view, (5) Drain Commission input, (6) Road Commission input and traffic circulation, including driveway spacing, (7) proposed time table, (8) proposed water hook-up, and (9) proper building content rating be specified.

A motion to table this site plan review was made by Commissioner Rich Suchecki until further information can be provided. A 2nd was offered by Commissioner Jean Deckert. Motion was unanimously approved by the Commission.

C. Election of Officers.

A slate of officers was proposed by the Commission as follows;

Chairperson.....Bill Sanders
Vice-Chairperson...Ryan Arends
Secretary.....Jon Overway
Vice-Secretary.....Dave Meekhof

A vote was taken unanimously affirming the Commission Officers as proposed.

Agenda Item 8. Presentations.

None.

Agenda Item 9. Discussion Items

None.

Agenda Item 10. Adjournment

A motion to adjourn was made by Commissioner Jean Deckert at 10:18 P.M. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved.

Respectfully Submitted,
Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Meetings: Special Session - April 24, 2012
Regular Session – May 15, 2012

Crockery Township
Special Planning Commission Meeting
April 24, 2012
(Approved)

Chairman Bill Sanders called the April 24, 2012, Special Planning Commission Meeting to order at 7:30 P.M. No roll call was taken. Commissioners Bill Sanders, Rich Suchecki, Dave Meekhof, Ryan Arends, Dimitri Apostle and Nancy Schindlbeck were present. Secretary Jon Overway was absent. Z/A Robert Toland was also present for this session.

Agenda Item 2. Approval of the Agenda

None

Agenda Item 3. Approval of Minutes

None.

Agenda Item 4. Announcements

None.

Item 5. Communications

Received from Z/A Robert Toland, a flyer from Muskegon Community College advertising a course titled A Practical Guide to Site Plan Review (Planning & Zoning).

Agenda Item 6. Public Comment

No members of the public were present for this meeting.

Agenda Item 7. Action Items

None.

Agenda Item 8. Presentations.

None.

Agenda Item 9. Discussion Items

A motion to continue discussion of the Comprehensive Plan updating process was made by Commissioner Ryan Arends. Commissioner Rich Suchecki offered A 2nd. The motion was unanimously approved.

The discussion began with a review of Moderate Agricultural (Ag-2), and it was agreed to revisit the issue of dead-end private streets in a future session. The discussion also covered the zones of Commercial Horticulture (CH), Rural Estate Single Family (R-1), Low Density Single Family (R-2), High Density Single Family (R-3), to be renamed Moderate Density Single Family (R-3), Multiple Family Mixed Use (R-4), and Village Mixed Use (R-5).

Development aspects and area characteristics of each zone was the main focus, for the purpose of creating descriptive language for the Comprehensive Plan and to effect changes to the Future Land Use Map.

The discussion will continue beginning with Commercial Development Areas in a future meeting.

Agenda Item 10. Adjournment

A motion to adjourn at 10:02 PM was made by Commissioner Nancy Schindlbeck. Commissioner Dimitri Apostle offered A 2nd. The motion was unanimously approved.

Respectfully Submitted,

David Meekhof, Vice Secretary
Crockery Township Planning Commission

Next Meetings: Regular Session – May 15, 2012
Special Session - May 29, 2012