

Crockery Township

Regular Planning Commission Meeting
December 21, 2021
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:30 P.M. Roll call was taken with Commissioners Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, and Mike Munch present. Planner Julie Lovelace, Fresh Coast Planning, was present on behalf of the Township.

Commissioner Roy Holmes was absent.

There were two persons seated 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 November 16, 2021, Regular Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Mike Munch. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved by the Commission.

Agenda Item 4. Announcements

Commissioner Rich Suchecki advised the Township Cemetery Sexton, Bob Venema, is retiring after decades of service.

Commissioner Suchecki also introduced newly appointed Planning Commissioner Ryan Kelly. Commissioner Kelly will begin his duties January of 2022.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

Chairman Sanders as for public comment. No public comments were offered.

Agenda Item 7. Action Items

A. Priced Right Auto – Site Plan Review.

Documents provided to the Commission for this review include; (1) a site plan by Feenstra & Associates, Inc., Civil Engineers & Surveyors, 7482 Main Street, Jenison, Michigan 49428, 616 457-7050, dated October 21, 2021, amended November 26, 2021, and December 1, 2021, (2) a Planning Review by Planner Julie Lovelace, Fresh Coast Planning, dated December 14, 2021, (3) a Crockery Township Zoning Application submitted by John Stuyfzand, dated October 6, 2021, (4) a Review by Kevin S. Kieft, P.E., of Prein & Newhof, Engineers for the Township, dated November 22, 2021, and (8) a Review by Dave Hudson, Fire Inspector – SLFD, dated October 19, 2021.

An application has been made by Mr. John Stuyfzand, Priced Right Auto, to expand his parking/display area, and, renovate an existing foundation for an oil change business (accessory to his auto sales operation) on Parcel #70-04-16-400-027, located at 12257 Cleveland Street. This parcel is currently dual zoned C-3 Highway Commercial (western half) and I-1 Light Industrial (eastern half).

Mr. John Stuyfzand was present on behalf of Priced Right Auto for this review.

Planner Julie Lovelace provided a lead-in to this discussion by reviewing the application for expanded parking/display area, and the proposed oil change business. Ms. Lovelace addressed this issue of the dual zoned parcel, indicating the proposed oil change business would occupy the I-1 Light Industrial portion of the parcel, and suggested the proposed business might be considered similar in nature to permitted uses allowed by right (in the I-1 Zoning District). The Commission agreed that the proposed oil change business met the similar use standard.

Ms. Lovelace also indicated the site plan does show the expanded parking/display area encroaching on the 110' setback. The Commission determined the (now) combined parcel(s), previously occupied by Solow Used Car Sales, utilized the area as parking/display, and, that the otherwise prohibited parking/display area within the (M-104 Corridor Overlay District) setback should be considered allowable as grandfathered use.

Mr. Stuyfzand stated the traffic accessing the proposed oil change business would utilize the present (shared) entrance, proceed north around the auto sales building, turn east, then south, to approach and stack on the northside of the proposed oil change building. This route would prevent stacking that would potentially obstruct the entrance drive.

Mr. Stuyfzand indicated there would be no water or sewer (no bathroom or water sink) hook-up to the oil change building. Employees would use the existing facilities present in the auto sales building. It was recommended the site plan reflect this position.

The Commission also noted the storm water retention basin, as evaluated by Prein & Newhof, engineers for the Township, would now be undersized with the addition of new impervious

surface. The Commission will require a review and permit for an expanded storm water retention basin from the Ottawa County Water Resource Commission to address this issue.

The Commission will also require the site plan to show both the shared access drive entrance and the required service drive (border to border) and that these drives be properly recorded (deed). Additionally, the site plan shall include retaining wall construction details/integrity, lighting details, and dumpster screening.

The Commission did agree to waive the curb, otherwise required, along the north access drive to the oil change business.

The Commission advised the applicant that signage is a separate application and would be required prior any placement of signs.

The Commission discussed with Mr. Stuyfzand, at length, issues of lighting, retaining wall construction, screening (dumpster), required drives and access points (as well as proper deed recordings), water & sewer connections, drainage and water retention, signage (as a separate application), building elevation, footprint, and façade, traffic circulation, encroachment within the 110' setback, storage of materials (including new and degraded oil), wetland area, among other details, some of which would have to be satisfied before issuance of a building permit.

After all discussion was complete and all parties heard, Commissioner Rich Suchecki made a motion to approve the site plan offered by Mr. Stuyfzand, Priced Right Auto, for and expanded parking/display area and oil change business, with the following contingencies (1) site plan shall show shared access drive and service drive (border to border) and the applicant is to provide evidence of proper recording, (2) the site plan must show construction/integrity details of the retaining walls used for wetland segregation and parking/display areas, (3) delete from the site plan water and sewer hook ups to the oil change building, (4) site plan must provide a complete lighting proposal and photometric evaluation, (5) site plan must show screening for the dumpster, (6) the applicant shall provide a permit from Ottawa County Water Resources Commission for expansion of the storm water retention basin, (7) all other State, County, or other required approvals or permits . A 2nd was offered by Commissioner Ryan Arends. The Commission unanimously approved the motion.

Agenda Item 8, Presentations

None.

Agenda Item 9. Discussion Items

A. Store N Lock Site Plan Amendment.

Planner Lovelace indicated she has received a site plan amendment from Nunica Store N Lock, for a 10' extension of a storage structure. Ms. Lovelace indicated she will notice and advertise this amendment and it will be placed on the agenda for the January, 2022, meeting.

B. Dual zoned properties – 136th Avenue.

The Commission further discussed the dual zoned properties found along the westside of 136th Avenue, north of Leonard Road. Planner Lovelace provided a draft zoning ordinance amendment for the Commission to study and provide further suggestions regarding this issue.

C. Design and Construction Standards.

Ms. Lovelace provided the Commission with copies of the Design and Construction Standards for the Township. Consideration is being given to adding the Standards to the Township's zoning ordinance and the present standards should be reviewed for input prior to admission. The Commission will study and make any recommended additions/changes.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Ryan Arends at 10:13 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 Regular Meeting - January 18, 2022
Next Special Meeting - TBD