

Crockery Township

Regular Planning Commission Meeting
January 15, 2019
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:32 P.M. Roll call was taken with Commissioners Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, and Rich Suchecki, present. Commissioner Mike Munch present at 7:50 P.M. Z.A. Robert Toland and Attorney Ronald M. Redick were also present for this meeting.

Commissioner Roy Holmes was absent.

There were six 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 December 18, 2018, Regular Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Ryan Arends. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved.

Agenda Item 4. Announcements

None.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

No public comments were offered at this time.

Agenda Item 7. Action Items

A. Public Hearing – Revised Article 12 PUD and Miscellaneous Zoning Amendments.

The Township has determined, on its own initiative, on proposed amendments to the Zoning Ordinance of the Township of Crockery, including revisions to Article 12 – PUD Planned Unit Development District, Article 3 – 3.01 The Effect of Zoning, 1. Section 3.02 Accessory Buildings and Structures, Article 9 – 9.05 Area Requirements, 1. 9A.05 Area Requirements, Article 16 – 16.02 Uses Allowed by Right, Article 18 – 18.06 Applications for Sketch Plan Review, i. 18.08 Procedure for Consideration and Review of Site Plans, ii. 18.09 Standards for Review of Site Plans, Article 24 – Section 24.02.1 Permit Required, Article 2 – Section 2.02.25 Building Definition.

The Planning Commission has studied the proposed amendments in detail and made their recommendations.

Chairman Bill Sanders opened the Public Hearing in this matter.

Mr. Toland provided an overview of the proposed amendments to the Zoning Ordinance.

Chairman Bill Sanders asked for public comment. No public comments were offered.

After all interested parties were heard and all discussion was complete, Commissioner Rich Suchecki made a **motion, via resolution**, to recommend to the Township Board that the proposed zoning amendments be approved. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

B. Public Hearing – Southwest Quadrant Sub Plan.

The Township has determined, on its own initiative, that because of the unique physical characteristics of the southwest quadrant of the Township, more intensive planning is necessary, and therefore, a Sub Plan for the quadrant should be initiated.

The Planning Commission has studied the southwest quadrant of the Township in detail. The Planning Commission feels the Township's Comprehensive Plan, adopted in 2014, continues to function adequately for the remainder of the Township. The Planning Commission and the Township Board held a joint meeting on January 16, 2018, to discuss the issues surrounding the southwest quadrant of the Township. In accordance with Section 125.3845 (1) of Public Act 33, Eff. Sept. 1, 2008, regarding a sub plan, the Township intends not to provide those entities within or contiguous to the Township with further notices of, or copies of, proposed or final sub plans otherwise required to be submitted to those entities.

Chairman Bill Sanders opened the Public Hearing in this matter.

Mr. Toland presented an overview of the proposed sub plan, including the area of the Township affected, current and proposed mapping of zoned areas, the concept of access roads within the M-104 Corridor Overlay District, and other factors that promoted the sub plan, including lot size and mixed-use possibilities.

Chairman Bill Sanders asked for public comment.

Mr. Terry Bandstra asked when these changes would take effect. Mr. Bandstra was advised the Sub Plan document would be used as a guide upon approval, however, any proposed future land use, by in large, would have to be initiated by request from individual property owners, or groups of property owners. Mr. Bandstra was also informed the Township has, on rare occasion, taken the initiative to make specific zoning changes, which have been met with varying degrees of success.

Ms. Kim Wolters and Mr. Mark Wolters asked procedural questions regarding potential rezone requests and were guided regarding the process by the Commission.

The Commission noted written comments received from Mr. Kevin Kieft and Ms. Julie Kieft, in a memo dated January 14, 2019.

After all interested parties were heard and all discussion was complete, Commissioner Ryan Arends made **a motion, via resolution**, to adopt the sub plan for the southwest quadrant of Crockery Township. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

C. Maki Rezoning – Resolution to set a date for a Public Hearing and Special Planning Commission Meeting.

Mr. Gregory Maki has made a request to rezone parcels #70-04-16-469-001, 70-04-16-469-002, and 70-04-16-469-003, (4.77 acres), located at 12261 Cleveland Street, from C-1 Neighborhood Commercial to C-3 Highway Commercial. This request is consistent with the Township's Master Plan (for future land use).

Mr. Aaron Smith was present for this action.

Commissioner Rich Suchecki made **a motion, via resolution**, to hold a public hearing in this matter, during a **Special Meeting of the Planning Commission, on Tuesday, February 5, 2019, at 7:30 P. M., at the Township Hall.** A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously passed by the Commission.

Agenda Item 8. Presentations

A. Crockery Township Planning Commission 2018 Annual Report.

The Planning Commission approved the draft of the Crockery Township Planning Commission 2018 Annual Report, compiled by Mr. Toland, for submission to the Township Board.

B. Medical Marijuana Facilities Separation Distances Zoning Amendment.

The Planning Commission studied and reviewed Draft No. 2, Separation Distances for Medical Marijuana Grow Facilities; the (unincorporated area of) Nunica - Main Street Overlay; and Waterfront Setback Averaging.

The Commission determined the appropriate separation and set-back distances, as well as, recommending other minor language changes to the draft.

Commissioner Mike Munch made **a motion, via resolution**, to hold a public hearing in this matter on Tuesday, February 19, 2019, at 7:30 P. M., at the Township Hall. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously passed by the Commission.

Agenda Item 9. Discussion Items

A. I-2 Heavy Industrial District (including C-2, C-3, and I-1).

The Commission reviewed the final draft of Article 9A, C-2 General Commercial District, Article 9B, C-3 Highway Commercial District, Article 11, I-1 Light Industrial District, and Article 11A, I-2 Heavy Industrial District. The Commission approved of the draft.

Commissioner Ryan Arends made **a motion** to hold a public hearing in this matter on Tuesday, February 19, 2019, at 7:30 P. M., at the Township Hall. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously passed by the Commission.

B. Planning Commission Bylaws.

The Planning Commission studied and reviewed the final draft of the proposed amendments to the Commissions Bylaws. The proposed amendments specifically address conflict of interest, voting, and rules of order. The Commission approved of the draft.

Commissioner Dave Meekhof made **a motion, via resolution**, to adopt the preamble and amended Bylaws. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved by the Commission.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Ryan Arends at 9:31 P. M. A 2nd was offered by Commissioner Mike Munch. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary
Crockery Township Planning Commission

Next **Special Meeting** - February 5, 2019
Next Regular Meeting - February 19, 2019

Note: Training opportunity for Planning Commissioners, February 7, 2019, Ottawa County Fillmore Street Complex, 6:00 – 8:30 P.M.