

Crockery Township

Regular Planning Commission Meeting
January 18, 2022
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:33 P.M. Roll call was taken with Commissioners Ryan Kelly, Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, and Mike Munch present. Planner Julie Lovelace, Fresh Coast Planning, was present on behalf of the Township.

Commissioner Roy Holmes was absent.

There was one person 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, 2021, Regular Planning Commission Meeting. Ms. Lovelace noted a correction needed on pg. 4, Agenda Item 9. C., Design and Construction Standards, phrase to read “zoning ordinance”, rather than “general ordinance”. A **motion** was made to approve the minutes, as amended, by Commissioner Mike Munch. A 2nd was offered by Commissioner Ryan Arends. The motion was unanimously approved by the Commission.

Agenda Item 4. Announcements

Commissioner Ryan Kelly announced Ms. Tammie Anderson, Office Administrator, will be resigning her position effective March 25, 2022. The Township intends to hire two part time staff members to assist in office matters.

Agenda Item 5. Communications

None.

Agenda Item 6. Public Comment

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

Agenda Item 7. Action Items

A. Public Hearing – Crockery Store N Lock – Site Plan Amendment.

Documents provided to the Commission for this review include; (1) a site plan by Moore + Bruggink Consulting Engineers, 2020 Monroe Avenue, Grand Rapids, Michigan 49505, 616 363-9801, Project #210191.01, Drawn by CFB, Designed by RMA, as amended January 3, 2022, and (2) a Planning Review by Planner Julie Lovelace, Fresh Coast Planning, dated January 12, 2022, discussing this amendment.

Chairman Sanders opened the public hearing.

Commissioner Ryan Arends requested to step down from the Commission panel for this review due to a conflict of interest. Commissioner Arends is the consulting engineer for this project and will represent Crockery Store N Lock during this review. Chairman Sanders granted the request.

Planner Lovelace indicated that upon final site inspection, staff found that the addition to the easternmost building was built 10 feet longer than originally approved. This condition would be considered a major change to the original site plan and required further review by the Commission. As a Special Land Use, public notice was given and this public hearing was scheduled.

The Commission discussed the amended plan, which now reflects the actual build, and how the change likely occurred, with Mr. Arends, in detail.

Chairman Sanders asked for public comment. None was offered.

After all discussion was complete and all parties heard, Commissioner Ryan Kelly made a **motion** to approve the amended site plan by Moore + Bruggink, dated January 3, 2022, for Crockery Store N Lock as presented. A 2nd was offered by Commissioner Mike Munch. Commissioners Ryan Kelly, Dave Meekhof, Jon Overway, Bill Sanders, and Mike Munch approved the motion. Commissioner Ryan Arends abstained due to a conflict of interest.

Commissioner Ryan Arends was now invited back to his position on the Commission panel.

Agenda Item 8, Presentations

None.

Agenda Item 9. Discussion Items

A. Dual zoned properties – 136th Avenue.

The Commission again discussed dual zoned properties, existing or newly created, found within the township. Planner Lovelace provided the Commission with a zoning ordinance amendment draft, addressing methods to deal with this issue. The Commission discussed the draft language at length and made several recommendations. Ms. Lovelace will further develop the draft for future discussion.

B. Design and Construction Standards – Private Streets.

Ms. Lovelace provided the Commission with copies of the Design and Construction Standards for the Township. The Commission specifically discussed the options related to construction of private streets. The Commission requested “Option 2” be developed by Ms. Lovelace for further consideration.

Agenda Item 10. Adjournment

A motion to adjourn was made by Commissioner Mike Munch at 9:21 P.M. A 2nd was offered by Commissioner Dave Meekhof. The motion was unanimously approved.

Respectfully Submitted,

Jon C. Overway, Secretary
Crockery Township Planning Commission

Next Regular Meeting - February 15, 2022
Next Special Meeting - TBD