

Crockery Township

Regular Planning Commission Meeting
September 15, 2020
Approved Minutes

Chairman Bill Sanders called the meeting to order at 7:28 P.M. Roll call was taken with Commissioners Dave Meekhof, Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, Mike Munch, and Roy Holmes present. Z.A. Robert Toland was also present for this meeting.

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 August 18, 2020, Regular Planning Commission Meeting. A **motion** was made to approve the minutes, as written, by Commissioner Mike Munch. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Agenda Item 4. Announcements

Commissioner Suchecki advised the Township is dealing with un-permitted permanent structures at the Grand River Landing Park.

Commissioner Suchecki also stated the Board has amended Township ordinance affecting marijuana licensing and growing operations.

Agenda Item 5. Communications

The Commission reviewed an e-mail provided by Mr. Robert Holmen of In-Depth Excavation, Inc., dated September 11, 2020, at 12:55 P.M., in response to being removed from the Planning Commission's agenda for inaction. Mr. Holmen indicated he is still in the process of seeking necessary permits from the State for the proposed PMR.

This circumstance opened a lengthy discussion by the Commission regarding the process of coming before the Commission with a request and the exchange of information between the applicant and the Township.

After considerable discussion, the Commission felt providing the applicant with additional information, such as the Township Engineer's report, the Fire Chief's review, the Zoning Administrator's Planning and Zoning Review, and similar written assessments, prior to a hearing, would benefit all parties. The Commission believes informing the applicant prior to hearings would allow the applicant to better prepare and save time for all involved in the process.

The Commission understands that improving the flow of information, and therefore hearing interactions, may also require timeline constraints for applicant submissions, however, the Commission believes the over-all hearing process would benefit as a result of such scheduling.

The Commission also recommends that all necessary permits, issued by agencies other than the Township, be in-hand for the opening of a Planning Commission hearing. This avoids conditional approvals for projects that may, or may not, occur due to permitting decisions by agencies external to the Township.

Mr. Toland advise he will begin the practice of informing applicants prior to hearings immediately, and attempt to deliver such information a minimum of three days before a hearing occurs.

The Commission understands this new practice may have to be piloted for a time in order to gain efficiency, but believes this informational exchange will further improve how the Planning Commission does business with applicants.

Agenda Item 6. Public Comment

Mr. Dave Willis, who was present for this Planning Commission meeting, did interact with the Commission regarding the discussion stated above (Agenda Item 5, Communications).

Agenda Item 7. Action Items

No Action Items.

Agenda Item 8, Presentations

None.

Agenda Item 9. Discussion Items

A. I-96 East Sub Plan Amendment.

A brief discussion of mapping considerations occurred and will be further discussed at future sessions.

B. Discuss areas for potential rezoning.

No discussion or action taken.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Ryan Arends at 8:48 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 – October 20, 2020