

Crockery Township

Regular Planning Commission Meeting

August 20, 2013

(Approved)

Chairman Bill Sanders called the August 20, 2013, Regular Planning Commission Meeting to order at 7:32 P.M. Roll-call was taken with Jon Overway, Bill Sanders, Ryan Arends, Rich Suchecki, and Roy Holmes present. Z/A Toland was also present for this session.

Commissioners Dave Meekhof and Mike Munch were absent.

Agenda Item 2. Approval of the Agenda

Approved as submitted.

Agenda Item 3. Approval of Minutes

The Commission reviewed the minutes from the July 16, 2013, Regular Planning Commission Meeting. Commissioner Ryan Arends made a motion to accept the minutes as written. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved.

Agenda Item 4. Announcements

Commissioner Rich Suchecki advised the Board approved the rezoning of the south 15 acres of the Anlaan property on 112th Avenue (back) to Ag-1.

Item 5. Communications

None.

Agenda Item 6. Public Comment

Mr. Andrew Pelz, who owns approximately 80 acres located at 18661 104th Avenue, parcel #70-04-02-400-004, would prefer his property remain zoned agricultural (Ag-1) when considering future land use as it applies to the re-development of the Township's Comprehensive Plan. Mr. Pelz is interested in the keeping of stock on his property, which may re-designate the use of this parcel as agricultural. The Commission will keep Mr. Pelz request in mind as the Comprehensive Plan process continues.

Agenda Item 7. Action Items

A. Millbocker – PMR SLU – Public Hearing.

The Commission has received a request from Millbocker & Sons, Inc., for a Planned Mineral Removal – Special Land Use permit to excavate material on parcel #70-04-22-300-012, located on the northeast corner of 120th Avenue and Arthur Street. This parcel is zoned AG-1, Agricultural and Open Space. This proposed excavation is to support the M-231 build-out, north of the Grand River, in Crockery Township.

Documents provided to the Commission for this public hearing include; (1) a topographical map of the proposed excavation site showing elevations and street locations, (2) an aerial map showing the affected parcel, as well as surrounding parcels, in black and white, (3) an aerial map showing the affected parcel, as well as surrounding parcels, in color, (4) a Township Zoning Application form signed by Ken Peters and dated June 28, 2013, requesting permission for the PMR/SLU, and (5) a Real Property Search document for Parcel #70-04-22-300-012 (Ottawa County Deeds Office).

Mr. Ken Peters was present at this hearing to represent the interests of Milbocker & Sons, Inc.

The property owner, Mr. Mark Boss, was also present during this Public Hearing.

Chairman Bill Sanders opened the public hearing.

Mr. Peters indicated Milbocker & Sons, Inc., would like to excavate a sandy knob, located on the NE corner of 120th Avenue and Arthur Street, to obtain approximately 5000 cubic yards of sand for the M-231 project (which Milbocker is currently working on).

Mr. Toland posed questions concerning the proposed access route, final grade and restoration of the excavation site, soil borings, timeline needed for completion, and permits needed from the Ottawa County Drain Commissioners Office and the Ottawa County Road Commission.

Mr. Peters indicated this small knob would be reduced in elevation from 633 to 628 (five to six feet) and a minimum of 12 inches of topsoil would be installed over the excavated area to reclaim the property for agriculture. The final grade would be established at 628.

Mr. Peters agreed Milbocker & Sons, Inc., will obtain necessary permits for soil and sediment control, as well as an access drive across 120th Avenue, located immediately north of Arthur Street, prior to the commencement of this excavation. A 60 day timeline to completion was agreed upon.

Mr. Boss felt the current excavation project on his property (resulting in a 5 acre pond) appeared to be going as planned.

After all discussion was complete and all interested were parties heard, **a motion** was made by Commissioner Ryan Arends to approve the (pre-prepared) Resolution for a Special Land Use and Planned Mineral Removal, with amendments, requested by Milbocker & Sons, Inc., for the proposed excavation on Parcel #70-04-22-300-012. A 2nd was offered by Commissioner Rich Suchecki. The motion was unanimously approved by the Commission.

B. Master Plan – Rescind Resolution of Intent to hold a Public Hearing.

A motion was made by Commissioner Ryan Arends to rescind the Resolution to Hold a Public Hearing on the Township’s Comprehensive Plan (Master Plan), scheduled for August 27, 2013. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved by the Commission.

The proposed draft of the Master Plan has yet to be reviewed by surrounding municipalities, as well as by the Township Board, therefore, more time is needed prior to bringing this Plan to a public hearing. **Consequently, the Special Planning Commission Meeting scheduled for August 27, 2013, is cancelled.**

Agenda Item 8. Presentations.

None.

Agenda Item 9. Discussion Items

None.

Agenda Item 10. Adjournment

A **motion** to adjourn was made by Commissioner Rich Suchecki at 8:54 P.M. A 2nd was offered by Commissioner Roy Holmes. The motion was unanimously approved.

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

Next Meetings: Regular Session - September 17, 2013
 Special Session - TBD