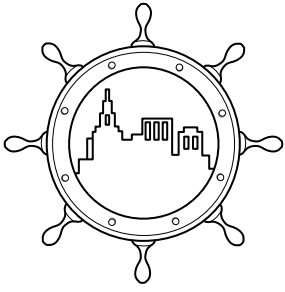


CROCKERY TOWNSHIP PLANNING COMMISSION
Regular Meeting
Agenda
Tuesday, May 20, 2025
6:30 P.M., Board Room
17431 112th Avenue, Nunica, Michigan

1. Call to Order – Roll Call
2. Approval of the Agenda
3. Approval of the Minutes from the **April 15, 2025** meeting
4. Announcements
 - A. Township Board Report – Ryan Kelly
5. Communications
6. Public Comments (3 Minutes per Person)
7. Action Items
 - Public Hearing- PUD Ordinance Text Amendment- Public Utilities
 - Public Hearing- Felicioni/11291 Michigan Avenue Rezoning
8. Presentations
 - Barndominiums (Attached Garages) Ordinance Text Amendment
9. Discussion Items
 - Master Plan Map
10. Adjournment

Next Regular Meeting: **June 17, 2025**



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MEMORANDUM

To: Crockery Township Planning Commission
From: Aaron Bigelow
Date: May 20, 2025
Re: Master Plan Map

At the April 15, 2025 meeting, the Planning Commission reviewed the first draft of the Master Plan Map. Following deliberations, the following changes were requested and made:

- Classify the remainder that is not Horticultural in Sections 17 & 18 to Moderate Density Single Family Residential
- Change the Moderate Agriculture portions of Sections 19 & 30 to Low Density Residential
- Change classification to follow public water availability in Sections 10, 11, 15, 14, and on 136th Avenue
 - Low Density Residential may be extended north from Nunica along 112th Avenue up to Brielle Lane, and along State Road where smaller parcels already exist. Other R-1 properties currently exist along these roads.
 - Rural Estates may be suitable for larger parcels in areas around the proposed Low Density Residential in Sections 11 & 14. This could be extended into the proposed Low Density Residential classification.
 - Moderate Density Residential was extended to full lots on the west side of 136th Avenue to reflect the new water main down this road.

The proposed draft Map has been attached, along with the current Zoning Map for reference. Following Planning Commission deliberations, staff will return to your next meeting with a final Master Plan Map displaying the suggested changes.

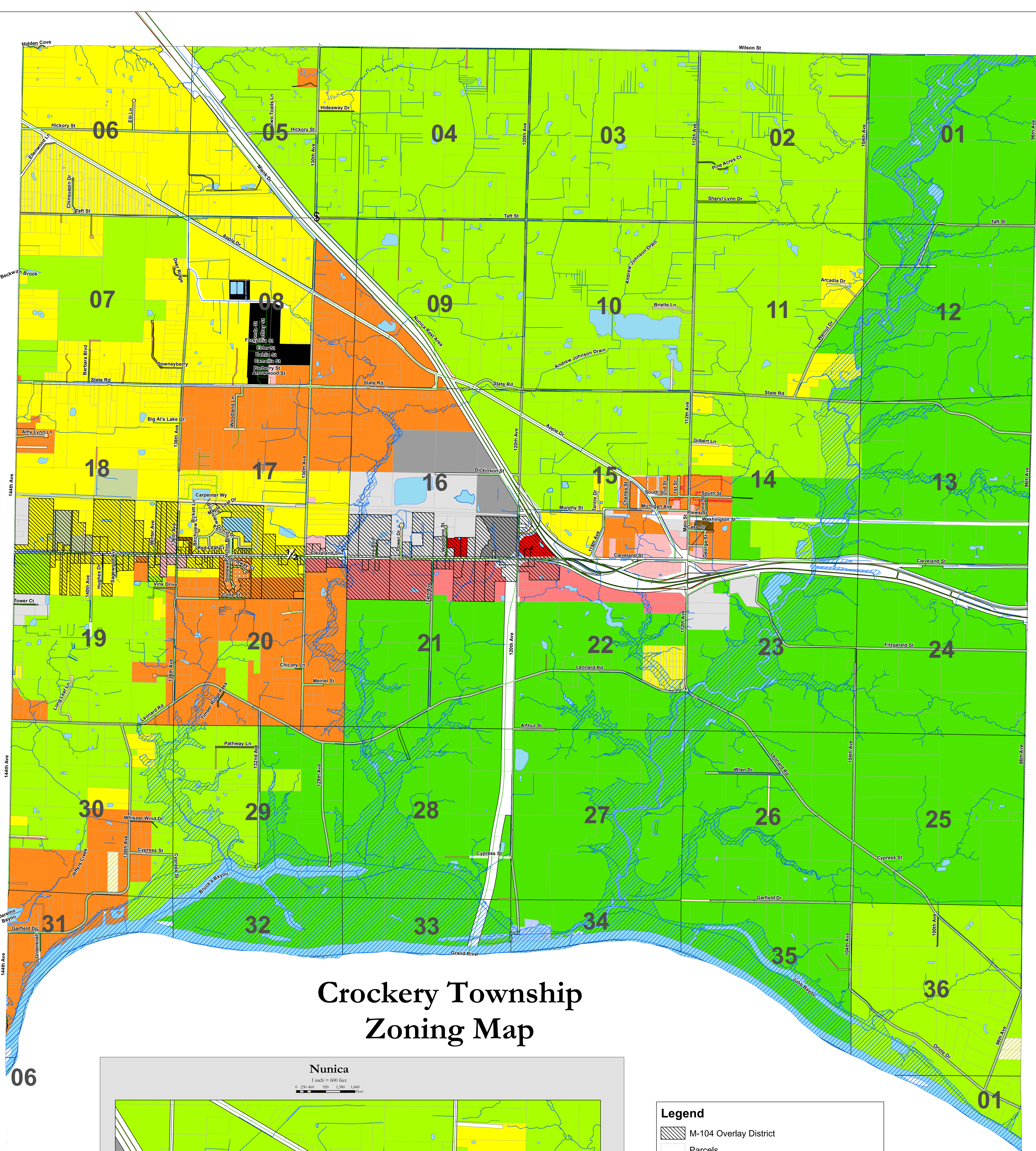
Aaron Bigelow
Planner



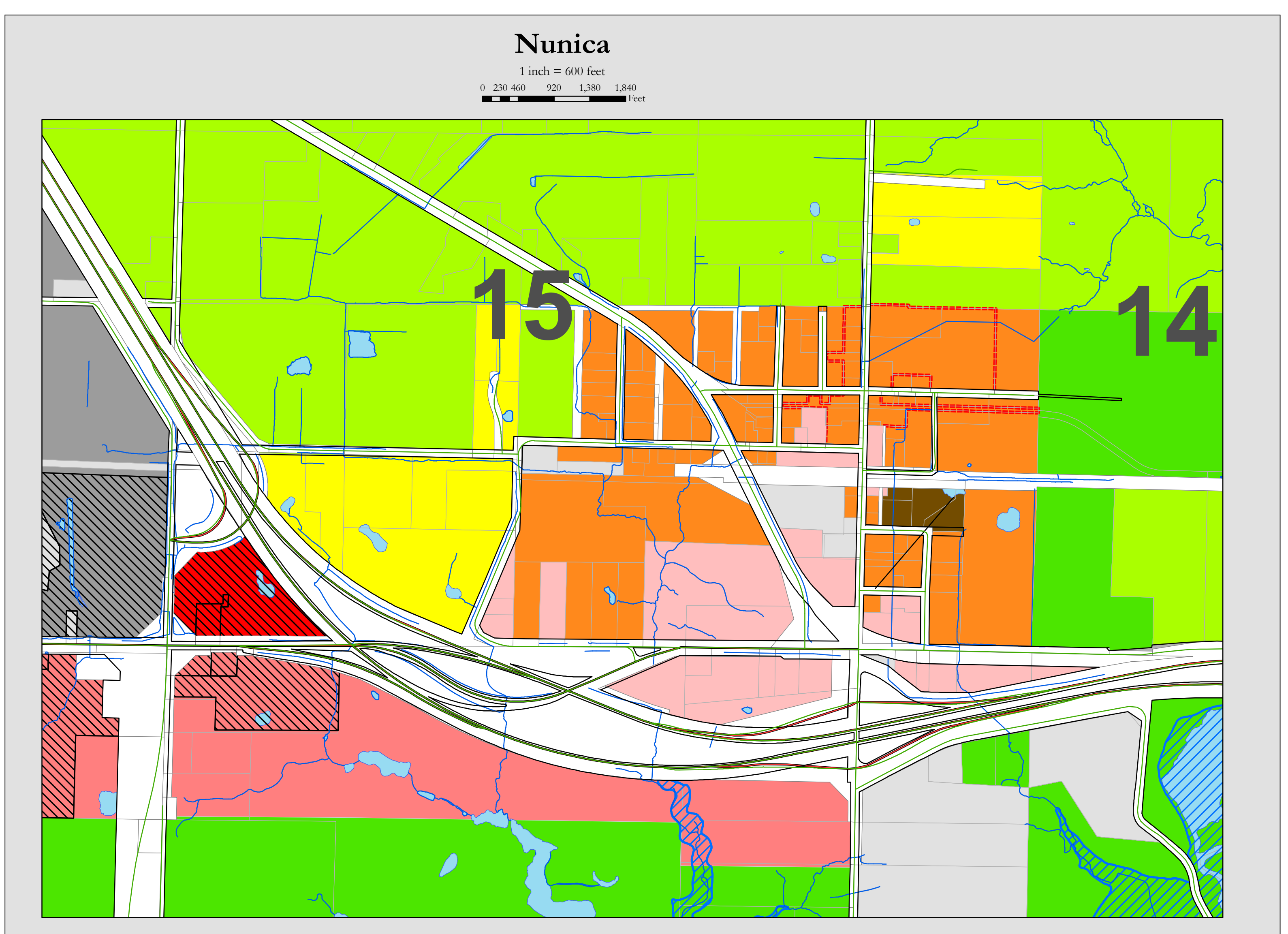
Scale: 1:12,000

0 500 1,000 2,000 3,000 4,000 Feet

Effective: December 13, 2023



Crockery Township Zoning Map



- Legend**
- M-104 Overlay District
 - Parcels
- Zoning**
- Zoning Class and Code**
- Agricultural and Open Space (AG-1)
 - Rural/Agricultural Preservation (AG-2)
 - Commercial Horticultural (CH)
 - Rural Estates Residential (R-1A)
 - Low Density Residential (R-1)
 - Low Density Single-Family Residential (R-2A)
 - Medium Density Single-Family Residential (R-2)
 - Moderate Density Single-Family Residential (R-3)
 - Village Mixed-Use District (R-5)
 - Planned Unit Development (PUD)
 - Manufactured Housing Community (R-5A)
 - Neighborhood Commercial (C-1)
 - General Commercial (C-2)
 - Highway Commercial (C-3)
 - Light Industrial (I-1)
 - Heavy Industrial (I-2)
 - Grand River Marina District (GRMD)
 - Nunica Main Street Overlay (OV)

