

OLIVE TOWNSHIP
PLANNING COMMISSION
Regular Meeting
December 10, 2013

The meeting was called to order at 7:30pm by Chairperson Vander Zwaag.

PRESENT

Dwayne Dreyer
Terry Hossink
Mitch Veldheer
Wayne Vander Zwaag
Andy Machiela
Gregory L. Ransford, Planner

ABSENT

None

Hossink provided a motion to approve the agenda as presented. Motion was seconded by Veldheer and carried unanimously.

Machiela provided a motion to approve the minutes of the November 12, 2013 meeting. Motion was seconded by Veldheer and carried unanimously.

At 7:32pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.

There were none.

At 7:32pm Chairperson Vander Zwaag reviewed the proposed 2014 meeting schedule.

It was noted that a revision was necessary to the December date to December 9th.

Motion was provided Hossink to approve the proposed 2014 meeting schedule. Motion was seconded by Dreyer and carried unanimously.

At 7:33pm Chairperson Vander Zwaag recognized Ransford to discuss the proposed Dangerous Buildings Ordinance.

Ransford explained the limitations of involving the Board of Trustees and the Planning Commission, pursuant to the opinion of the township legal counsel. Ultimately, if the Board of Trustees is involved in bringing a building to the Hearing Officer then the Board cannot be part of the appeals process and a Board of Appeals would need to be created, effectively relinquishing any control of the Board of Trustees with the final decision.

General discussion was held regarding separating commercial, industrial, agricultural and residential buildings in the definitions.

Consensus was reached to postpone the matter until the January meeting.

At 7:42pm Chairperson Vander Zwaag recognized Ransford to discuss the findings for the proposed agricultural revisions.

Ransford explained the number of lots of 10 acres or less in area and the divisions that could potentially be available at a 2.5 acre minimum.

Discussion was held regarding divisions, lots available, in particular that 160 lots are available.

Discussion was held regarding the gap in the scale for non-farm divisions and to fix the flaw.

Consensus was reached to provide direction to Ransford to bring text fixing the scale and to determine how many lots existing from 11-20 acres in the agricultural zoning district that could split one non-farm division.

At 7:56pm Chairperson Vander Zwaag sought Planning Commission member comment.

Hossink explained the concerns of the County for the over mining of aquifers in the township.

At 8:03pm Hossink provided a motion to adjourn. Motion was seconded by Veldheer and carried unanimously.

Respectfully submitted,

SIGNED: _____ DATE: _____

OLIVE TOWNSHIP
PLANNING COMMISSION
Regular Meeting
November 12, 2013

The meeting was called to order at 7:30pm by Chairperson Vander Zwaag.

PRESENT	ABSENT
Dwayne Dreyer	None
Terry Hossink	
Mitch Veldheer	
Wayne Vander Zwaag	
Andy Machiela	
Gregory L. Ransford, Planner	

Also in attendance were Supervisor Wolters, Brent Baumann, John Baumann, Mark Bovercamp, Jeff Groenhof and Ron Brower.

Hossink provided a motion to approve the agenda as presented. Motion was seconded by Dreyer and carried unanimously.

Machiela provided a motion to approve the minutes of the October 8, 2013 meeting. Motion was seconded by Veldheer and carried unanimously.

At 7:31pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.

There were none.

At 7:32pm Chairperson Vander Zwaag recognized Brent Baumann to discuss the J&R Blueberry Farm special use application at 6944 144th Avenue, parcel number 70-12-19-100-017 to construct migrant housing.

Brent indicated that there would be four units in each building. The two buildings would be of pole barn construction to blend in with the area. He further indicated that they need more housing for people on the farms.

Hossink – How many migrants do you average a year?

Brent – About 300 with the packing house.

Dreyer – Will these migrant buildings increase the number?

Brent – No, it will provide housing for who we already have.

General discussion was held.

At 7:35pm Chairperson Vander Zwaag opened the public hearing.

Mark Bovercamp – I am presenting on behalf of a list of signatures I have opposed to the buildings. We are concerned with the environment, an increase in crime and the preservation of property values.

(Mr. Bovercamp provided copy of his comments as well as the signatures noted).

Jeff Groenhof – I live in Park Township and runs camps of my own and it is harder to find housing. The migrant workers are in the area anyway and need a place to stay.

Ron Brower – 6706 144th Avenue – Can you provide a location of the buildings?

(Commissioner Veldheer presented the plans to Mr. Brower for inspection)

Ron Brower – How many will it house?

Brent – 48 total with children.

At 7:42pm Chairperson Vander Zwaag closed the public hearing.

Dreyer – I have a camp behind me so I am familiar with them. Are there any plans for kids too young to go in the field?

Groenhof – There is a program at West Ottawa.

Hossink – Have you applied for permission from the State?

Brent – Yes.

Hossink – Do we need it on file?

Ransford – Yes, pursuant to the Ordinance we need evidence of State approval.

Hossink – Are there any known issues at our existing township camps that we are aware of?

Ransford – No.

General discussion was held.

Hossink – The proposal appears to meet our requirements.

Dreyer – How is the camp policed for noise, trash and curfew?

Groenhof – They run as 12 hours a day, no Sundays and there have been no problems.

Mrs. Groenhof – The rules are posted and signed by the head of each household.

Hossink provided a motion to approve with the condition that the identified woods shown on the plan are left in an undisturbed state and evidence of State of Michigan approval is provided. Motion was seconded by Machiela and carried unanimously.

At 7:55pm Chairperson Vander Zwaag noted that the first Old Business item was the proposed Dangerous Building Ordinance.

Hossink – What is the legal definition for “dilapidated?”

Ransford – Given that the Ordinance does not establish a definition, we refer to the ordinary dictionary. Ransford read the definition.

Dreyer – I have concern with subsection J related to agricultural buildings. I'd like to establish a period of time in J

and use language such as “continued state of decay.”

General discussion was held.

Consensus was reached to postpone the matter until the December meeting, giving Ransford direction to clarify a portion of the language with the township attorney.

At 8:25pm Chairperson Vander Zwaag recognized Ransford to discuss proposed changes to Article 5 regarding lot minimums.

Ransford explained that the language proposes to eliminate the maximum farm parcel area; eliminate the maximum non-farm parcel area; eliminate the maximum non-farm parcel width and; add a minimum non-farm parcel area, pursuant to the direction of the Planning Commission.

Hossink – At 2.5 acres, with clay it would jump to 5 acres, correct?

Ransford – My understanding is it would.

Wolters – Can we design a variant of division for a 5 acre, for example, that if you have a split what does it matter the size if you use a split, two lots result and we could avoid appeals? Why not choose the sizes based on the land instead of a 2.5 acre minimum?

General discussion was held.

Consensus was reached that the proposed farm lot provisions are satisfactory.

General discussion was held regarding nonconformities. Consensus was reached to postpone the discussion to the December meeting.

At 8:49pm Chairperson Vander Zwaag sought Planning Commission member comment.

Discussion was held regarding the South Olive Reformed Church.

At 8:54pm Machiela provided a motion to adjourn. Motion was seconded by Veldheer and carried unanimously.

Respectfully submitted,

SIGNED: _____ DATE: _____

OLIVE TOWNSHIP
PLANNING COMMISSION
Regular Meeting
October 8, 2013

The meeting was called to order at 7:30pm by Chairperson Vander Zwaag.

PRESENT

Dwayne Dreyer
Terry Hossink
Mitch Veldheer
Wayne Vander Zwaag
Andy Machiela
Gregory L. Ransford, Planner

ABSENT

None

Also in attendance was Greg DeWind.

Hossink provided a motion to approve the agenda as presented with the revision of addressing the DeWind application first. Motion was seconded by Dreyer and carried unanimously.

Machiela provided a motion to approve the minutes of the September 10, 2013 meeting. Motion was seconded by Veldheer and carried unanimously.

At 7:31pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.

There were none.

At 7:32pm Chairperson Vander Zwaag recognized Ransford to discuss the continued review of the DeWind site plan application.

Ransford noted that the matter was postponed to this meeting to allow Mr. DeWind to discuss why he should not need to pave the employee parking spaces at the east end of the property. Ransford asked Mr. DeWind if employees continue to park in the subject location.

DeWind – Yes, but I prefer not to pave. The trucks and equipment we use would be hard on it too with 150,000 pound loads.

General discussion was held regarding parking. Consensus was reached that the existing milling is sufficient and there is no alteration in the parking area.

Hossink provided a motion to recommend approval as presented and found that,

1. The easement location is not a concern.
2. The dead end is not a concern.
3. The 25-foot setback to the existing residence is appropriate.

Motion was seconded by Veldheer and carried unanimously.

At 7:47pm Chairperson Vander Zwaag recognized Ransford to discuss agricultural buildings on lots without a dwelling or an otherwise vacant lot.

Ransford explained that the Board of Trustees expressed concern regarding the future of agricultural buildings on

vacant lots, particularly those without a dwelling. Specifically, concern was raised regarding the future condition of the buildings and the potential for them to deteriorate if they are no longer used agriculturally. Further concern was raised regarding enforcement and remedies for such a situation.

General discussion was held.

Consensus was reached that there are no concerns.

At 7:54pm Chairperson Vander Zwaag recognized Ransford to discuss Agricultural District Provision Scenarios.

Ransford explained that the Planning Commission asked for various scenarios and language to address lot splits on dual zoned properties and to prevent inadvertently rendering a farm nonconforming following a split. Ransford presented a number of lot size layouts and proposed language.

General discussion was held regarding various language pursuits and possible negative consequences. Direction was provided to Ransford to draft proposed language eliminating the minimum farm parcel and maintain the non-farm parcel scale at a 2.5 acre minimum.

At 8:16pm Chairperson Vander Zwaag recognized Ransford to discuss Agricultural Master Plan chapter.

Ransford presented the Interests, Recommendations and Strategies of the Agricultural Chapter and noted that the two current discussions regarding the agricultural language in the Zoning Ordinance will be consistent with the plan.

General discussion was held regarding the remainder of the chapter with the Planning Commission providing direction to Ransford.

At 8:21pm Chairperson Vander Zwaag recognized Ransford to discuss the proposed Dangerous Building Ordinance.

Ransford noted that the township attorney indicated that the definitions of a dangerous building can be reduced but the procedures cannot.

Dreyer – What is the goal of the Board?

Hossink and Ransford gave examples of buildings of concern in the township.

General discussion was held. The Planning Commission directed Ransford to revise the definitions based on the Planning Commission comments.

At 8:33pm Chairperson Vander Zwaag sought Planning Commission member comment.

There was none.

At 8:34pm Machiela provided a motion to adjourn. Motion was seconded by Veldheer and carried unanimously.

Respectfully submitted,

SIGNED: _____ DATE: _____

OLIVE TOWNSHIP
PLANNING COMMISSION
Regular Meeting
September 10, 2013

The meeting was called to order at 7:30pm by Chairperson Vander Zwaag.

PRESENT	ABSENT
Dwayne Dreyer	None
Terry Hossink	
Mitch Veldheer	
Wayne Vander Zwaag	
Andy Machiela	
Gregory L. Ransford, Planner	

Also in attendance were Jay Kersman, Garry Dreyer, Gerb V. and Supervisor Todd Wolters.

Hossink provided a motion to approve the agenda as presented with the revision of adding the M&M Kennel special use renewal. Motion was seconded by Dreyer and carried unanimously.

Machiela provided a motion to approve the minutes of the August 13, 2013 meeting. Motion was seconded by Veldheer and carried unanimously.

At 7:31pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.

There were none.

At 7:32pm Chairperson Vander Zwaag recognized Ransford to discuss the proposed special use amendment from South Olive Christian Reformed Church at 6425 120th Avenue, parcel number 70-12-21-400-006.

Ransford explained that the applicant seek to reorient parking spaces, adjust the previously approved pavement, add additional pavement for three parking spaces, add a half basketball court and remove and relocate the dumpster pad and enclosure. Given that the proposed exceeds a minor change in accordance with the Zoning Ordinance, a special use hearing and amendment was required.

Chairperson Vander Zwaag opened the public hearing.

Garry Dreyer indicated the plan is as presented by Ransford.

General discussion was held.

There being no comments from the public, Chairperson Vander Zwaag closed the public hearing.

Hossink provided a motion to recommend approval. Motion was seconded by Machiela and carried unanimously.

At 7:34pm Chairperson Vander Zwaag recognized Ransford to discuss the proposed special use application from Magnum Equipment to locate their equipment rental business at 13370 Barry Street, parcel number 70-12-32-300-063.

Ransford explained that the applicant is proposing an office use of approximately 15,000 square feet along with an outdoor storage area for equipment of approximately 9,700 square feet. Ransford noted that the proposed loading

zone will need to be striped accordingly, the loading zone must be illuminated accordingly, the Planning Commission must determine if the existing light fixtures comply and must approve the proposed outdoor storage with screening pursuant to Section 25.06O of the Zoning Ordinance.

Chairperson Vander Zwaag opened the public hearing.

Jay Kersman explained that they are expanding the business and need more room. They will benefit from the outdoor storage because they do not need to stack equipment as they do now at their location.

There being no comments from the public, Chairperson Vander Zwaag closed the public hearing.

Hossink – Are you using the northern bay?

Kersman – Yes.

Hossink – Was the Fire Chief satisfied with the site plan?

Ransford – Yes.

Hossink – I'm concerned about the light shining onto Barry Street on the north side. The fixtures may need to be tipped.

Vander Zwaag – Any issues tilting the lights?

Kersman – No, it's not a problem.

General discussion was held.

Machiela provided a motion to recommend approval with the following conditions.

1. Removal of parking space stripes in the proposed loading zone and the restriping of the loading zone accordingly.
2. All outdoor lighting shall be designed and arranged so as to reflect downward so that light will not reflect past the property line. In particular, the existing northern lights shall be directed downward.
3. In accordance with Section 25.06O, the existing woods area alongside the proposed outdoor equipment storage area shall be preserved in an undisturbed state and noted on the site plan.

Motion was seconded by Veldheer and carried unanimously.

At 7:46pm Chairperson Vander Zwaag recognized Ransford to discuss the M&M Kennel special use renewal at 5004 116th Avenue, parcel number 70-12-34-400-005.

Ransford noted that the fee was paid and no complaints have been received.

Hossink provided a motion to recommend approval. Motion was seconded by Dreyer and carried unanimously.

At 7:49pm Chairperson Vander Zwaag recognized Ransford to discuss the proposed amendment to Section 3.24 – Removal of Topsoil, Sand, Gravel or Other Such Materials of the Zoning Ordinance.

Ransford explained that the slight revision was in accordance with the direction of the Planning Commission.

Chairperson Vander Zwaag opened the public hearing.

General discussion was held.

There being no comments from the public, Chairperson Vander Zwaag closed the public hearing.

Hossink provided a motion to recommend adoption with the revision to one year in subsection three. Motion was seconded by Machiela and carried unanimously.

At 7:51pm Chairperson Vander Zwaag recognized Ransford to discuss Agricultural provisions.

Ransford illustrated his memorandum on the white board regarding two situations where the agricultural zoning district text may not technically achieve the desired result as written.

General discussion was held.

The Planning Commission provided Ransford direction to draft various forms of possible text to address both issues.

At 8:15pm Chairperson Vander Zwaag recognized Ransford to discuss the Dangerous Buildings Ordinance.

Ransford explained that the Board of Trustees has asked the Planning Commission to consider a Dangerous Buildings Ordinance to address abandoned buildings. Over the past few years more and more homes or barns have been identified as deteriorating and complaints have been received. Ransford noted that the only legal way to address these buildings is through a Dangerous Buildings Ordinance.

Machiela – I'm opposed because of township liability.

Dreyer – I would be concerned with over use.

General discussion was held. Consensus was reached to direct Ransford to consult with the township attorney regarding the content of the ordinance and how much can be revised.

At 8:22pm Chairperson Vander Zwaag noted there was no Old Business.

At 8:23pm Chairperson Vander Zwaag sought Planning Commission member comment.

Discussion was held regarding Talsma Furniture, Section 25.08 and various other matters.

At 8:30pm Hossink provided a motion to adjourn. Motion was seconded by Machiela and carried unanimously.

Respectfully submitted,

SIGNED: _____ DATE: _____

OLIVE TOWNSHIP
PLANNING COMMISSION
Regular Meeting
August 13, 2013

The meeting was called to order at 7:30pm by Chairperson Vander Zwaag.

PRESENT

Dwayne Dreyer
Terry Hossink
Mitch Veldheer
Wayne Vander Zwaag
Andy Machiela
Gregory L. Ransford, Planner

ABSENT

None

Also in attendance were Bruce Reenders, Jim Milanowski and Supervisor Todd Wolters.

Hossink provided a motion to approve the agenda as presented with the revision of adding the Berry Bunch special use renewal. Motion was seconded by Machiela and carried unanimously.

Machiela provided a motion to approve the minutes of the July 9, 2013 meeting. Motion was seconded by Veldheer and carried unanimously.

At 7:32pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.

Supervisor Wolters raised ground water concerns with the homes that are being built up. Jim Milanowski noted that the OCWRC has requirements for plats and subdivisions. General discussion was held.

At 7:35pm Chairperson Vander Zwaag recognized Ransford to discuss the proposed site plan application from DeWind One-Pass Trenching for property located in the Planned Unit Development District at 13685 Rocky Road, parcel number 70-12-31-400-040 and 70-12-31-400-041.

Ransford explained that DeWind constructed a building addition without a building permit or site plan approval from the township. During a random audit of township properties, Ottawa County discovered the addition, which was completed in November of 2012. As a result, Ransford notified the owner that an application was required. Consequently, DeWind is seeking to construct after-the-fact an 84-foot by 26.5-foot building addition. Approximately 40 feet of the proposed addition would replace an existing covered loading dock. Ransford noted concerns regarding the legal location of the private easement, the incomplete construction of the private road, the pavement related to the 16 parking spaces from 2001, the Miscellaneous Construction Material Storage, the mobile dumpster request and the proposed bushes location.

Given that the applicant was is not present at the meeting, the Planning Commission discussed the application as presented.

Hossink – Are all of the parcels owned by DeWind in the PUD?

Ransford – Yes.

Hossink – Is the easement location a concern?

Ransford – I would tend to lean on the evidence we have in the township files.

General discussion was held and consensus was reached that it was not a concern.

Hossink – So, is the dead end a concern?

General discussion was held and consensus was reached that the roadway was a private matter in this case.

Hossink – Does anyone have concerns with the reduced setback proposal to the residence?

General discussion was held and consensus was reached that it was not a concern. The 25-foot setback was appropriate.

Ransford and Wolters noted that no noise complaints have been received for the property.

Consensus was reached that the dumpster are okay and that no additional bushes are required.

Hossink – I think they should pave the 16 parking spaces because we instructed them in 2011 that the 2001 failure would need to be completed at the next site plan review.

General discussion was held regarding paving.

Dreyer provided a motion to table the application until the next meeting to allow for the applicant to address the 16 parking spaces. Hossink seconded the motion and it carried unanimously.

At 8:00pm Chairperson Vander Zwaag recognized Jim Milanowski to discuss the proposed mining application from Reenders Blueberry Farms, LLC for property located at the northwest corner of Stanton Street and 128th Avenue, parcel number 70-12-05-200-019.

Jim Milanowski explained that the applicant desires to excavate approximately 90,000 cubic yards for the highway bypass project over the course of about three years and then finish the site with blueberries.

Chairperson Vander Zwaag opened the public hearing.

Hossink – Is the Ottawa County Road Commission satisfied with the plan and the truck route?

Reenders – Yes

Ransford noted that the applicant provided a signature list, as required by the Zoning Board of Appeals variance, without one signature from a resident that was never home when the signature was attempted to be collected. Ransford noted, however, that perhaps the signature is not needed because it may not be in the excavation area pursuant to Section 18.16C1.

Hossink agreed that the one signature is out of the excavation area. Consensus was reached of the same.

There being no public comments, Chairperson Vander Zwaag closed the public hearing.

Dreyer – I have a concern with dust.

Milanowski – We will be planting the vegetation to prevent blowing dust.

Dreyer – How will three to four foot tall trees block wind?

Milanowski – They will and we are subject to the Soil Erosion and Sedimentation Control regulations and enforcement.

Ransford noted that the Planning Commission will need to address a payment schedule for the five cents per cubic yard removed from the property.

Consensus was reached that the payment for removal shall be paid on an annual basis.

Consensus was reached that a Letter of Credit in the amount of \$30,000 shall be required if Stanton Street is not a class A road.

Hossink provided a motion to recommend approval of the request with the following conditions;

1. It is not required to receive the signature from the Mitchell property at 9296 128th Avenue, parcel number 70-12-04-100-010 because it is out of the excavation area perimeter.
2. An annual payment of five (5) cents per cubic yard removed from the property shall be paid to the Township in accordance with Section 18.16C7 of the Zoning Ordinance.
3. A \$30,000.00 letter of credit must be submitted if Stanton Street is not a Class A road according to the Ottawa County Road Commission.

Motion was seconded by Veldheer and carried unanimously.

At 8:17pm Chairperson Vander Zwaag recognized Ransford to discuss the Berry Bunch special use renewal at 13871 Blair Street, parcel number 70-12-19-200-003.

Ransford noted there were no complaints and the fee was paid.

Hossink provided a motion to recommend approval. Motion was seconded by Veldheer and carried unanimously.

At 8:18pm Chairperson Vander Zwaag recognized Ransford to discuss Old Business item Section 3.24 – Removal of Topsoil, Sand, Gravel or Other Such Materials.

Ransford presented the third revision, which includes attorney comments. General discussion was held. Hossink provided a motion to schedule the proposed for a public hearing. Motion was seconded by Machiela and carried unanimously.

At 8:20pm Chairperson Vander Zwaag sought Planning Commission member comment.

Discussion was held regarding the definition of mining and direction was provided to Ransford to review and report back to the Planning Commission.

At 8:34pm Machiela provided a motion to adjourn. Motion was seconded by Dreyer and carried unanimously.

Respectfully submitted,

SIGNED: _____ DATE: _____

OLIVE TOWNSHIP
PLANNING COMMISSION
Regular Meeting
July 9, 2013

The meeting was called to order at 7:30pm by Chairperson Vander Zwaag.

PRESENT	ABSENT
Dwayne Dreyer	None
Terry Hossink	
Mitch Veldheer	
Wayne Vander Zwaag	
Andy Machiela	
Gregory L. Ransford, Planner	

Also in attendance were Gerald Gunderson, Lavonne Doane, Lisa Alderink and Clark DeGloper.

Hossink provided a motion to approve the agenda as presented with the revision of adding the R&D Resources special use renewal. Motion was seconded by Machiela and carried unanimously.

Hossink provided a motion to approve the minutes of the June 11, 2013 meeting. Motion was seconded by Machiela and carried unanimously.

At 7:31pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.

There were none.

At 7:32pm Chairperson Vander Zwaag recognized Ransford to discuss the proposed special use application from G Squared Auto for property located at 6269 96th Avenue, parcel number 70-12-25-200-014.

Ransford explained that G Squared Auto is seeking to revise their parking plan and add spaces to their site. Currently, the business is limited to nine parking spaces for vehicles for sale and three spaces for employees. G Squared is seeking to reduce the amount of parking spaces for vehicles for sale to seven and reduce employee spaces to two. In addition, they seek to add six spaces for maintenance and six spaces for vehicle preparation for a total of 21 spaces from the current nine. Ransford added that landscaping is proposed to comply with the current ordinance provisions and that additional landscaping is needed along the northern parking spaces in accordance with the Section 23.02I7 of the zoning ordinance.

Chairperson Vander Zwaag opened the public hearing.

Mr. Gunderson provided a brief overview of his request and noted that his northern neighbors prefer to look at cars rather than trees. He indicated that he has a great mechanic and sometimes 20 cars come in for repair and could sit for a week so they need more parking spaces.

Lavonne Doane of 6279 96th Avenue – I think it has probably close to 20 cars in the past. I am concerned with semi-truck traffic and view of traffic from the southern golf course drive.

Lisa Alderink of 6217 96th Avenue – I am concerned with safety and the view of traffic especially when the semi-trucks come in.

Ransford – Are the trucks actually semi-trucks?

Gunderson – Yes but it all depends on the parts that are ordered. Some parks come in on semis and some on a truck that comes to the door off the street. I don't necessarily know what vehicle will bring a part when ordered.

Hossink – Do they park on the right-of-way?

Gunderson – On the shoulder.

Hossink – Then that is the right-of-way.

Doane – I am concerned with him exceeding a new maximum since they exceed it now. How will that be controlled?

Ransford – The Township provides ordinance enforcement but does depend on complainant's phone calls because we do not patrol the township.

Gunderson – What about broken down cars that are dropped off?

Hossink – If approved, you must abide by the rules set by the Board for your site plan.

General discussion was held.

Chairperson Vander Zwaag closed the public hearing.

Dreyer – Is 33 feet enough of a view?

Ransford – Is there any part that needs a semi? I ask because the Planning Commission could specifically prohibit semi deliveries.

Gunderson – I could ask for deliveries on a different vehicle than semis. That would be a good solution.

Hossink – There are two spots that are too narrow.

Gunderson – One of them at the building is for a car dolly and hi-low.

Hossink – What about customer parking?

Gunderson – There are customers. Would we need more parking then?

Ransford – Yes you would. You could shift the maintenance parking south by adding more pavement, to then accommodate customer parking where the maintenance is currently proposed.

Gunderson – We could.

General discussion was held regarding screening, parking and related matters.

Dreyer provide a motion to recommend approval based on the proposed meeting the standards within Section 18.06 and Section 25.06 of the Zoning Ordinance with the following conditions:

1. Relocate the proposed tree at the southeast corner of the property out of the right-of-way.
2. Semi-trucks are prohibited and all deliveries to the site shall be internal – road side deliveries are prohibited.
3. Must install a four (4) foot tall screening of fence and or evergreen trees at the north property line from the easement edge to the northeast corner of the building.
4. Must screen maintenance parking with evergreen trees.

5. No more than two (2) customer parking spaces may be added perpendicular to the maintenance spaces for a total of 23 spaces.
6. Must stripe all parking spaces.

Motion was seconded by Hossink and carried unanimously.

At 8:17pm Chairperson Vander Zwaag recognized Ransford to discuss the proposed amendment to Article 17 of the Zoning Ordinance.

Ransford explained that the township legal counsel recommended exception language be added to Section 17.3C7.b to provide clarity to the language.

Chairperson Vander Zwaag opened the public hearing.

There being no comments, Chairperson Vander Zwaag closed the public hearing.

Motion was provided by Hossink to recommend adoption of the language as presented with the revision noted by legal counsel. Motion was seconded by Veldheer and carried unanimously.

At 8:23pm Chairperson Vander Zwaag recognized Ransford to discuss the R&D Resources special use renewal at 0 128th Avenue, parcel number 70-12-17-200-010 and parcel number 70-12-17-200-011.

Ransford noted there were no complaints and the fee was paid.

Machiela provided a motion to recommend approval. Motion was seconded by Veldheer and carried unanimously.

At 8:24pm Chairperson Vander Zwaag recognized Ransford to discuss Old Business item Section 3.24 – Removal of Topsoil, Sand, Gravel or Other Such Materials.

Ransford presented the second revision. Suggestions for further changes were provided to Ransford and the Planning Commission directed Ransford to schedule the proposed for a public hearing.

At 8:29pm Chairperson Vander Zwaag sought Planning Commission member comment.

There was none.

At 8:30pm Machiela provided a motion to adjourn. Motion was seconded by Veldheer and carried unanimously.

Respectfully submitted,

SIGNED: _____ DATE: _____

OLIVE TOWNSHIP
PLANNING COMMISSION
Regular Meeting
June 11, 2013

The meeting was called to order at 7:30pm by Chairperson Vander Zwaag.

PRESENT

Dwayne Dreyer

Terry Hossink

Mitch Veldheer

Wayne Vander Zwaag

Andy Machiela

Gregory L. Ransford, Planner

ABSENT

None

Also in attendance were Matt Padding, Dale Miller and Supervisor Wolters.

Hossink provided a motion to approve the agenda as presented. Motion was seconded by Veldheer and carried unanimously.

Machiela provided a motion to approve the minutes of the May 14, 2013 meeting. Motion was seconded by Hossink and carried unanimously.

At 7:31pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.

Supervisor Wolters welcomed a recommendation from the Planning Commission for an engineering firm to provide services to the township, when needed.

At 7:32pm Chairperson Vander Zwaag recognized Ransford to discuss the proposed map amendment application from Pete DeHaan for property located at 13802 Blair Street, parcel number 70-12-19-400-017.

Ransford explained that one of the recommendations of the Master Plan is that the township should limit the orientation of parcel development to protect the rural image and blend development with the natural landscape. The applicant has identified a large area of the property as "swamp," which unless drained appropriately, would likely remain in its natural state for an extensive period of time. As a result and given the neighboring agriculturally zoned property to the north, northeast and east, the property appears to blend with the surrounding agricultural development. Ransford further noted that commercial components of the Master Plan support the rezoning to the Agricultural Zoning District. Specifically, it indicates an interest is to utilize existing public water and sewer resources. Given that no public water or sewer is currently available to service the property and coupled with the natural landscape, it appears reasonable to "down zone" the property until such time public water and sewer become available or conditions change to support commercial zoning.

Chairperson Vander Zwaag opened the public hearing.

Matt Padding explained that he is seeking to rezone the property to buy it for residential use.

Supervisor Wolters added that a lot more work would be needed for the property to perk for a commercial use.

General discussion was held.

Chairperson Vander Zwaag closed the public hearing.

It was noted that there was agricultural zoning on three sides of the property.

Machiela provided a motion to recommend approval based on the standards provided in Section 28.05 of the Olive Township Zoning Ordinance:

- A. Whether the requested zoning change is justified by a change in conditions since the original ordinance was adopted or by an error in the original ordinance.*

Recent commercial land surveys conducted by professional planners have found that there is a saturation of vacant commercial property in the region. As a result, the rezoning of the subject property to the Agricultural Zoning District would help reduce that saturation. In addition, there is agricultural zoning on three sides of the property.

- B. The precedents, and the possible effects of such precedents, which might likely result from approval or denial of the petition.*

Given the lack of public water and sewer and given the effort to preserve the natural landscape, it appears that no negative precedent will occur.

- C. The compatibility of the Township or other government agencies to provide agencies, which provide any services, facilities, and/or programs that might be required if the petition were approved.*

All government agencies are anticipated to continue to be able to provide adequate services to this property and to the area. In fact, a single family dwelling is currently located on the property, which has not presented any detriment to government agency services in the past.

- D. Effect of approval of the petition on adopted development, policies of the Township and other government units.*

The effect of an approval would be positively supported by Township planning efforts, specifically the Master Plan and the Zoning Ordinance.

Motion was seconded by Dreyer and carried unanimously.

At 7:36pm Chairperson Vander Zwaag recognized Dale Miller of Hillshire Brands to discuss their proposed addition at 8300 96th Avenue, parcel number 70-12-12-400-018.

Dale Miller explained that they are planning a 16,000 square foot addition for two production lines. They hope to break ground in July.

General discussion was held.

Dreyer expressed concern regarding the maximum height.

Ransford noted that the building wall is within our height maximum. While the fixtures on top of the building are above the maximum height they meet the exceptions to exceed the maximum.

Hossink – Is the parking sufficient on site?

Ransford – Yes.

Dale Miller – We used to employ 3,000 people now we employ about 900 and the parking lot hasn't changed.

General discussion was held.

Hossink provided a motion to recommend approval based on compliance with the ordinance. Motion was seconded by Veldheer and carried unanimously.

At 7:42pm Chairperson Vander Zwaag recognized Ransford to discuss the Disselkoen special use renewal at 4986 124th Avenue, parcel number 70-12-33-400-019.

Ransford noted there were no complaints and the fee was paid.

Machiela provided a motion to recommend approval. Motion was seconded by Veldheer and carried unanimously.

At 7:43pm Chairperson Vander Zwaag recognized Ransford to discuss the proposed revisions to Section 17.4C – Solar.

Ransford discussed his thoughts of small solar versus large and only proposed tweaks to the language regarding large given that the small solar system language may sufficiently regulate the typical residential lot.

Supervisor Wolters noted that a typical residential use would have a 10-12 kilowatt generator.

Hossink – I think we should consider a minimum setback for small scale solar.

General discussion was held regarding PUDs for solar and special use approval for solar.

Hossink provide a motion to schedule a public hearing with the language as proposed by Planner Ransford and with revisions to the small solar being defined as up to 15 killowats and to be located at a minimum distance of 150 feet from the right-of-way if located in the front yard. Motion was seconded by Veldheer and carried unanimously.

At 8:02pm Chairperson Vander Zwaag recognized Ransford to discuss Old Business item Section 3.24 – Removal of Topsoil, Sand, Gravel or Other Such Materials.

Ransford indicated that he revised subsection A1 to include farms and thinning of trees as requested by the Planning Commission.

General discussion was held. The Planning Commission provided direction to Ransford to revise subsection A1iv, A3, A4 and include a maximum amount of ground that may be removed.

At 8:28pm Chairperson Vander Zwaag sought Planning Commission member comment.

Discussion was held regarding a moratorium on mining and pond permits due to stockpiles of sand and soil beyond the expiration dates of permits.

Discussion was also held regarding a township engineer. Hossink provided a motion to retain an engineering firm and have the Board of Trustees perform interviews. Motion was seconded by Veldheer and carried unanimously.

At 8:40pm Machiela provided a motion to adjourn. Motion was seconded by Dreyer and carried unanimously.

Respectfully submitted,

SIGNED: _____ DATE: _____

OLIVE TOWNSHIP
PLANNING COMMISSION
Regular Meeting
May 14, 2013

The meeting was called to order at 7:30pm by Chairperson Vander Zwaag.

PRESENT	ABSENT
Dwayne Dreyer	None
Terry Hossink	
Mitch Veldheer	
Wayne Vander Zwaag	
Andy Machiela	
Gregory L. Ransford, Planner	

Also in attendance were Wayne Kiel, Nick Patrazalo, John from Turkey City and Supervisor Wolters.

Machiela provided a motion to approve the agenda as presented. Motion was seconded by Veldheer and carried unanimously.

Hossink provided a motion to approve the minutes of the April 9, 2013 meeting. Motion was seconded by Machiela and carried unanimously.

Hossink provided a motion to approve the minutes of the April 16, 2013 meeting. Motion was seconded by Veldheer and carried unanimously.

At 7:31pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.

There were none.

At 7:32pm Chairperson Vander Zwaag recognized Ransford to discuss the proposed Section 3.24 – Removal of Topsoil, Sand, Gravel or Other Such Materials.

Ransford explained that the draft is the first attempt to satisfy the pursuit of the Planning Commission. It was designed with a short time period to complete a project in an effort to prevent circumvention of the zoning ordinance. In addition, it is important to note that no maximum amount of sand is proposed in the language.

Hossink – I have concern with Subsection 1 for farming operations.

Dreyer – I have concern with Subsection 1 as well for tree thinning.

General discussion was held. Questions were raised about County Road Commission limitations on potential haul routes.

Consensus was reached to table Section 3.24 for the next available meeting to allow staff to bring revisions for review.

At 7:44pm Chairperson Vander Zwaag recognized Ransford to discuss the August Lighting special use renewal at 10000 Stanton Street, parcel number 70-12-01-300-043.

Ransford noted there were no complaints and the fee was paid.

Hossink provided a motion to recommend approval. Motion was seconded by Veldheer and carried unanimously.

At 7:45pm Chairperson Vander Zwaag recognized Ransford to discuss the H&R Sands mining renewal on Fillmore Street, parcel numbers 70-12-06-100-003, 70-12-06-100-004, 70-12-06-100-019 & 70-12-06-100-024.

Ransford noted there were no complaints and the fee was paid.

Machiela provided a motion to recommend approval. Motion was seconded by Hossink and carried unanimously.

At 7:46pm Chairperson Vander Zwaag recognized Ransford to discuss the Turkey City sand mining renewal on 136th Avenue, parcel number 70-12-17-100-003.

Ransford noted there were no complaints and the fee was paid.

Chairperson Vander Zwaag then recognized John from Turkey City to discuss the property.

John – We have about 5,000 cubic yards left to remove.

General discussion was held.

Hossink provided a motion to recommend approval. Motion was seconded by Veldheer and carried unanimously.

At 7:48pm Chairperson Vander Zwaag recognized Ransford to discuss the text amendment application to section 17.3C7(b) of the Zoning Ordinance from Wayne Kiel.

Ransford noted that the proposed language has been carried over from the previous meeting, without direction from the Planning Commission, so the membership could further consider setbacks and screening.

Chairperson Vander Zwaag then recognized Wayne Kiel to discuss the proposal.

Kiel presented examples of view scenarios and reviewed his previous submission.

Dreyer – I'm in favor of flexibility for the special use, which is for this size and Mr. Kiel should have gone through a special use. I think the small scale would be okay as it is in the ordinance.

Hossink – I'm not in favor of a system like Kiel's in a residential area. I also think we should screen 10KW and under because it's a residential use.

General discussion was held.

Hossink – Is the current ordinance wrong as written today? No, I do not think so.

Dreyer – For the small scale, no.

Kiel – I don't think there is a difference between roof mounted and ground mounted.

Hossink – I disagree. Roof mounted are the same angle and blend into the roof line.

General discussion was held.

Hossink – I think the special use provisions should be flexible to allow for greater setback or screening requirements when appropriate.

Ransford – It's important to note that Wayne approached me and I thought he was a use-by-right based on what was presented but it appears we owed him a review of the special use provisions rather than the text before you since he should be a special use review.

Dreyer provided a motion to not adopt the language and direct staff to apply the proposed to the special use provisions instead of the use-by-right. Motion was seconded by Hossink and carried unanimously.

Hossink noted that we should perhaps examine square footage or a ratio rather than power production because of changing technology.

Hossink provided a motion to recommend that the Board of Trustees waives the special use fee for Mr. Kiel because of his payment for the text amendment that should have been for a different provision in the ordinance and the continued efforts by the township. Motion was seconded by Vander Zwaag and carried unanimously.

At 8:33pm Chairperson Vander Zwaag noted that there was no Old Business.

At 8:33pm Chairperson Vander Zwaag sought Planning Commission member comment.

Ransford noted that he sent an inquiry letter to Blendon Township in March and did not receive a response.

At 8:36pm Hossink provided a motion to adjourn. Motion was seconded by Veldheer and carried unanimously.

Respectfully submitted,

SIGNED: _____ DATE: _____

OLIVE TOWNSHIP
PLANNING COMMISSION

Special Meeting

April 16, 2013

The meeting was called to order at 7:30pm by Chairperson Vander Zwaag.

Present

Terry Hossink
Mitch Veldheer
Wayne Vander Zwaag
Andy Machiela
Dwayne Dreyer

Absent

Gregory L. Ransford, Planner

Also in attendance

Gordon Sluiter (architect representing the church), Gerb Voetberg (representing the church), Garry Dreyer (representing the church), Tom Zwagerman, 12374 Bingham Street, Holland, Gary Smeyers, 6541 120th Ave, Holland and one member of the public

Hossink provided a motion to approve the agenda as presented. Motion seconded by Veldheer and carried unanimously.

Due to two of the five members present not receiving last month's minutes yet, approval was postponed to the next regular meeting.

At 7:31pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.

There was no one present for public comment.

At 7:32pm Chairperson Vander Zwaag recognized Dreyer to review the special use permit application of South Olive Church, 6425 120th Avenue, Holland Michigan, parcel number 70-12-21-400-006.

They are proposing a 3,980 square foot youth center with 29 additional parking spaces and detention pond.

Sluiter - presented a summary of the application including;

- Parking 166 spaces for 650 seats, calculated at 16 inch spacing including 29 new parking spaces
- Exterior will be similar to existing
- PCI has tentatively approved building design
- Ottawa County review of sanitary disposal
- Review of proposed storm drainage including the sizing based on 100 year storm and direction of runoff.

Chairperson Vander Zwaag opened the public hearing.

Gary Smeyers - questioned the overflow direction and sizing including depth of the proposed detention pond.

Tom Zwagerman - wondered if a berm exists to the North of the proposed detention pond and if it would prevent overflow onto the Smeyer's property in a storm.

Gary Smeyers questioned if it would be possible to extend the existing berm on the North side of the proposed detention pond west to the west property line?

General discussion & comments were heard from the public.

The public hearing was closed.

General discussion was held among the board.

Hossink made a motion to recommend approval, in that the applicant appears to meet all of the requirements of section 18.06 (special use standards) and after review also appears to meet all the standards of section 25.06 (site plan standards), with the conditions to 1) extend the existing berm on the north side of the propose detention pond to the west property line and 2) complete the required landscaping per the zoning requirements. Motion was seconded by Veldheer and carried unanimously.

At 7:50pm Chairperson Vander Zwaag noted that there was no old business.

At 7:51pm Chairperson Vander Zwaag sought Planning Commission member comment

There was none.

At 7:52 Hossink provided a motion to adjourn. Motion was seconded by Veldheer and carried unanimously.

Respectfully submitted,

Dwayne Dreyer, Secretary

Dated: April 16, 2013

OLIVE TOWNSHIP
PLANNING COMMISSION
Regular Meeting
April 9, 2013

The meeting was called to order at 7:30pm by Chairperson Vander Zwaag.

PRESENT

Dwayne Dreyer
Terry Hossink (at 7:40pm)
Mitch Veldheer
Wayne Vander Zwaag
Andy Machiela
Gregory L. Ransford, Planner

ABSENT

None

Also in attendance were Wayne Kiel, Nick Patrazalo, James Novak, Dale Miller and Judd Karns.

Veldheer provided a motion to approve the agenda as presented. Motion was seconded by Dreyer and carried unanimously.

Machiela provided a motion to approve the minutes of the March 12, 2013 meeting. Motion was seconded by Dreyer and carried unanimously.

At 7:31pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.

There were none.

At 7:32pm Chairperson Vander Zwaag recognized Wayne Kiel to discuss his text amendment application to section 17.3C7(b) of the Zoning Ordinance.

Mr. Kiel presented his background in solar and the installations he currently has at his house and business. He understands we need rules but in his opinion solar panels are not unattractive and look like a security fence. He thinks screening is an adverse effect.

Hossink – Do all solar panels look the same as yours?

Kiel – Almost all are like that.

At 7:55pm Chairperson Vander Zwaag opened the public hearing.

Nick Patrazalo – I have been in the solar panel installation business for 30 years and screening has never come up.

James Novak of 6674 Blair Lane – I support solar.

There being no other comments, Chairperson Vander Zwaag closed the public hearing.

General discussion was held among the members.

Hossink – The township is not against solar and I got the impression you are arguing that we are – we are trying to protect vision, no prohibit solar.

Dreyer – Mr. Patrazalo noted that Vermont has a moratorium on wind energy because of sight issues after years of

support for turbines. The same applies to solar panels.

Ransford explained the proposed text would change section 17.3C7(b) regarding screening of use by right solar panels. It would not affect panels proposed as a special use. Ransford read the proposed text. Ransford added that the proposed is somewhat subjective because personal preference of sight protections are considered.

Hossink – Would we have concern in our US-31 Overlay District with the proposed.

Ransford – Yes, the proposed would exempt any Commercial Zoning District property and any solar collector at least 100 feet from a right-of-way. Given the architectural standards within the US-31 District, there would be concerns.

Machiela – I don't think they are unattractive.

Ransford – Would you like me to respond to the Right to Farm Act statements by the applicant?

Chairperson Vander Zwaag – Please do.

Ransford – The Right to Farm Act ultimately provides for two items. It protects farmers from nuisance lawsuits so long as their farming activity is compliant with Generally Accepted Agricultural and Management Practices. It also exempts structures from a building permit but not a zoning permit. Agricultural buildings are subject to zoning under the act.

Dreyer – I think the cost of screening would be a minimum.

Vander Zwaag – How far back should it be to not be visible?

Ransford – It's at my discretion to the point the visual exposure is blocked.

Hossink – I would not want to exempt the entire zoning districts but may increase the setback.

Dreyer – Screening is popular in other states.

Hossink – Based on the power production Mr. Kiel has noted he should be applying for a special use.

Dreyer – I agree, it's about 10,000.

Hossink – Do we consider the text as presented?

Ransford – Yes, or you can recommend revisions to the Board of Trustees.

Hossink – Are roof mounted solar panels required to be screened?

Ransford – No, only ground mounted.

Hossink – I would consider a greater setback to alleviate screening.

General discussion was held.

Hossink provided a motion to table the request to review setbacks versus screening. Motion was seconded by Machiela and carried unanimously.

At 8:33pm Chairperson Vander Zwaag recognized Mr. Karns to discuss his request for a wall sign at 6660

Blair Lane, parcel number 70-12-19-400-020 in the US-31 Overlay District.

Mr. Karns – I'm proposing a 20 square foot wall sign and am not proposing to light the sign anymore because of the pole lights in the parking lot. It isn't necessary to internally light it. I will put it in white framing to match the existing white vinyl on the building.

Dreyer – I think with the white framing it will be good and meet the ordinance.

General discussion was held.

Dreyer provided a motion to recommend approval with white framing and to no longer light the sign. Motion was seconded by Machiela and carried unanimously.

At 8:38pm Chairperson Vander Zwaag recognized Dale Miller to discuss the Site Plan Review application from Hillshire Brands at 8300 96th Avenue, parcel number 70-12-12-400-018 to construct a 13,700 square foot addition to their existing facility.

Mr. Miller indicated that Hillshire Brands is looking to construct a raw processing area and break room.

Ransford noted that the applicant was able to submit for a reduced site plan review under Section 25.02(a) of the Zoning Ordinance given that the site recently went through the site plan review process.

Dreyer – Will the proposed building addition match the existing?

Mr. Miller – Yes, brick to match.

General discussion was held.

Hossink provided a motion to recommend approval as presented. Motion was seconded by Veldheer and carried unanimously.

At 8:43pm Chairperson Vander Zwaag recognized Ransford to discuss the Potter Orchards request for a temporary use permit, seasonal use at 13714 Port Sheldon Street, parcel number 70-12-30-200-012 for the purpose of selling fruits, vegetables, plants and Christmas trees.

Ransford indicated that the proposed is the same as the previous years, including signage with the exception that the smallest sign will be two square feet smaller.

General discussion was held.

Machiela provided a motion to recommend approval. Motion was seconded by Hossink and carried unanimously.

At 8:44pm Chairperson Vander Zwaag recognized Ransford to discuss the Merryman dog kennel special use renewal at 7552 128th Avenue, parcel number 70-12-16-300-017.

Ransford noted there were no complaints and the fee was paid.

Hossink provided a motion to recommend approval. Motion was seconded by Machiela and carried unanimously.

At 8:45pm Chairperson Vander Zwaag recognized Ransford to discuss the Wishbone Estates mining renewal at 13951 Stanton Street, parcel number 70-12-06-200-004.

Ransford noted there were no complaints and the fee was paid.

Hossink provided a motion to recommend approval. Motion was seconded by Machiela and carried unanimously.

At 8:46pm Chairperson Vander Zwaag noted that there was no Old Business.

At 8:47pm Chairperson Vander Zwaag sought Planning Commission member comment.

There was none.

At 8:48pm Hossink provided a motion to adjourn. Motion was seconded by Veldheer and carried unanimously.

Respectfully submitted,

SIGNED: _____ DATE: _____

OLIVE TOWNSHIP
PLANNING COMMISSION
Regular Meeting
March 12, 2013

The meeting was called to order at 7:30pm by Chairperson Vander Zwaag.

PRESENT

Dwayne Dreyer
Terry Hossink
Mitch Veldheer
Wayne Vander Zwaag
Andy Machiela
Gregory L. Ransford, Planner

ABSENT

None

Also in attendance was Alan Rizor, Rod Hartman and a few members of the public.

Hossink provided a motion to approve the agenda as presented. Motion was seconded by Veldheer and carried unanimously.

Machiela provided a motion to approve the minutes of the February 12, 2013 meeting. Motion was seconded by Veldheer and carried unanimously.

At 7:31pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.

There were none.

At 7:32pm Chairperson Vander Zwaag recognized Ransford to discuss the Alan Rizor special use permit application at 10141 Baldwin Street, parcel number 70-12-13-100-019.

Mr. Rizor explained that he is seeking a dealer license and will not deal with the public at all. He currently has his license up north but was told by the State that he is not up there enough to keep it.

Chairperson Vander Zwaag opened the public hearing.

Rod Harman – I was just curious what was being requested and wanted to make sure traffic isn't an issue.

Ruth Timmer – I was also concerned about traffic because I care for my grandkids during the day.

There being no other comments, Chairperson Vander Zwaag closed the public hearing.

Ransford reminded the Planning Commission about the standards provided in subsection 21.19J when considering proposed home occupations that do not meet the preceding standard text.

Hossink – I believe the proposed meets the standards and is similar to the auto detailing and storage facility previously approved but we need to limit the number of cars because of the building size.

Dreyer – I believe the proposed is a fit.

General discussion was held.

Dreyer provided a motion to recommend approval because the proposed use meets Section 18.06 and Section 21.19J of the Olive Township Zoning Ordinance, with the following conditions; 1 – the use is prohibited from direct sales to the public; 2 – all vehicles must be stored inside and shall not exceed a maximum of four (4) and; 3 – all business related items must be inside. Motion was seconded by Machiela and carried unanimously.

At 7:48pm Chairperson Vander Zwaag recognized Ransford to discuss the temporary seasonal use permit sought by Les Jongekrijg to sell flowers, produce, Christmas trees and miscellaneous items at 9622 Port Sheldon Street, parcel number 70-12-25-200-032.

Ransford indicated that the proposed is the exact same as the past seven years.

Hossink provided a motion to recommend approval. Motion was seconded by Veldheer and carried unanimously.

At 7:51pm Chairperson Vander Zwaag noted there was no Old Business.

At 7:52pm Chairperson Vander Zwaag sought Planning Commission member comment.

General discussion was held regarding the Park Township Notice of Intent to Plan, Borculo, Soil Removal language and Agricultural text.

The Planning Commission directed Ransford to contact Blendon Township to continue discussions regarding their interest in planning Borculo.

At 8:05pm Hossink provided a motion to adjourn. Motion was seconded by Veldheer and carried unanimously.

Respectfully submitted,

SIGNED: _____ DATE: _____

OLIVE TOWNSHIP
PLANNING COMMISSION
Regular Meeting
February 12, 2013

The meeting was called to order at 7:30pm by Chairperson Vander Zwaag.

PRESENT

Dwayne Dreyer
Terry Hossink
Mitch Veldheer
Wayne Vander Zwaag
Andy Machiela
Gregory L. Ransford, Planner

ABSENT

None

Also in attendance was Wayne Kiel.

Machiela provided a motion to approve the agenda as presented. Motion was seconded by Veldheer and carried unanimously.

Hossink provided a motion to approve the minutes of the January 8, 2013 meeting. Motion was seconded by Machiela and carried unanimously.

At 7:32pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.

Wayne Kiel provided two letters of support for solar energy and indicated that he has a grant from the State for his panels. He provided photos of his panels and asked about the necessity of the screening rule. General discussion was held.

At 7:42pm Chairperson Vander Zwaag recognized Ransford to discuss the Edward Hoezee temporary special use permit application at 9622 Port Sheldon Street, parcel number 70-12-25-200-032.

Ransford explained that the request is the same as last year with one additional banner sign. General discussion was held.

Hossink provided a motion to recommend approval. Motion was seconded by Machiela and carried unanimously.

At 7:44pm Chairperson Vander Zwaag opened the public hearing for the proposed text amendments to Section 2.02, Section 5.04 and Section 12.04 of the Zoning Ordinance.

There being no public comment, the public hearing was closed by Chairperson Vander Zwaag.

Ransford indicated that the proposed text is as reviewed last month by the Planning Commission. General discussion was held.

Hossink provided a motion to recommend adoption. Motion was seconded by Veldheer and carried unanimously.

At 7:46pm Chairperson Vander Zwaag noted there was no Old Business.

At 7:47pm Chairperson Vander Zwaag sought Planning Commission member comment.

General discussion was held regarding miscellaneous topics.

At 7:50pm Hossink provided a motion to adjourn. Motion was seconded by Veldheer and carried unanimously.

Respectfully submitted,

SIGNED: _____ DATE: _____

OLIVE TOWNSHIP
PLANNING COMMISSION
Regular Meeting
January 8, 2013

The meeting was called to order at 7:30pm by Chairperson Vander Zwaag.

PRESENT

Dwayne Dreyer
Terry Hossink
Mitch Veldheer
Wayne Vander Zwaag
Andy Machiela
Gregory L. Ransford, Planner

ABSENT

None

Also in attendance were Wayne Kiel, Michelle Kenat and several members of the public.

Machiela provided a motion to approve the agenda as presented. Motion was seconded by Hossink and carried unanimously.

Hossink provided a motion to approve the minutes of the December 11, 2012 meeting. Motion was seconded by Machiela and carried unanimously.

At 7:31pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.

Wayne Kiel asked why berms are required for solar panels if there is no glare from them and expressed his interest to change the language regarding the screening of solar panels.

Ransford – The screening language is not designed for glare but rather for the unattractive characteristics of solar panels from right-of-ways.

Kiel – Who decides what is attractive?

Hossink – It is in place in the Ordinance to screen the panels.

Nick Pietrengelo – I'm a solar representative and I think Wayne is doing people a favor.

Scott Merryman – I don't see glare.

Pete DeHaan – More attractive than dirt.

General discussion was held.

Dreyer – We should take this up at a future meeting.

At 7:43pm Chairperson Vander Zwaag recognized Michelle Kenat to discuss her special use application to operate an indoor Kennel located at 13888 Blair Lane, parcel number 70-12-19-400-021.

Kenat – I want to operate an animal rescue center called BestPals Animal Rescue Center and bought a home with a building to do so. I want to prevent the euthanizing of overflow animals from Harbor Humane. We nurture the animals, hold off site events to find homes for the animals and on occasion may have someone on location to

adopt.

Chairperson Vander Zwaag opened the public hearing.

Pete DeHaan – I have no objection to the cat rescue. I'm opposed to any dogs. Who will monitor the number of dogs? I'm concerned with animal waste and with traffic and my property value if this is approved.

Marcia DeHaan – I object to dogs and barking.

Scott Merryman – I'm concerned about dogs getting out and coming toward the businesses on Blair Lane.

Kenat – We will take the overflow of animals from Harbor Humane. Strays at Harbor Humane are held for four to seven business days. Owner surrender dogs, which are voluntarily given up by the owner, are the first to leave Harbor Humane and we would get those dogs. So they tend to be trained to begin with but we have a dog trainer to work with the dogs. I intend to have security locked fences and do have trained volunteers.

Tim Cook – I have worked with Michelle and support the good cause she is trying to do. I think a rescue center will prevent some dogs being abandoned in a residential area, which I have experienced and have been bitten by a dog as has my daughter.

William Hoffman – I think the fencing and building will control the facility.

Pete DeHaan – Would you want them at your house?

Mike Kenat – The animals are not as loud for houses that are far away.

Chairperson Vander Zwaag closed the public hearing.

Hossink – Does the proposed violate the Nuisance Ordinance for noise?

Ransford – No, the Nuisance Ordinance does not regulate dog barking within a building. However, no dog shall bark outside of a building between the hours of 9:00pm to 7:00am.

Hossink – How will you handle waste disposal?

Kenat – We scoop waste every day and will have two double bag areas for disposal, which we will bring to an off-premise dumpster.

Hossink – Are you boarding?

Kenat – No, we do not board.

Hossink – You are not required to answer this question but where does your funding come from to operate the facility?

Kenat – As a 501(c)3 we can receive donations from PetCo, fundraisers and when we find foster homes for the animals we build a network of people that donate and help. We also have volunteers.

Hossink – Did you get a quote for paving the driveway?

Kenat – I do not have a quote but want to stretch out the paving as long as possible.

Hossink – How long is the drive?

Kenat – It's 729 feet long and I'll pave it if I have to.

Vander Zwaag – Why are there three accessory buildings and why are they located where they are proposed?

Kenat – Building B would be hidden by the existing fence for extra crates and supplies and those types of things. Building E is for the lawnmower and general maintenance items for the property. Building G is for the storage of a bubbler, life jackets and items related to the pond.

Vander Zwaag – I'm concerned with dust from the drive due to westerly winds.

Ransford – The Planning Commission has the authority through the special use, if recommended for approval, to place conditions on the property that can include screening of certain elements.

Vander Zwaag – Are there only going to be six dogs at the rescue center?

Kenat – Yes.

Ransford noted the following planning concerns. In the event of extended time to pave the drive, he recommends a letter of credit. The Planning Commission must approve the proposed parking since Kennels are not listed in the parking table of the Zoning Ordinance. The material of two sheds needs to be addressed as well as the proposed fence. Lastly, hours of operation should be established as they were not in the application.

General discussion was held.

Hossink – I'm in favor of the proposed.

Vander Zwaag – I'm in favor as well.

Hossink – What are your hours of operation?

Kenat – We would be open to the public from 4:00pm to 8:00pm and by appointment for owner surrenders.

General discussion was held regarding proposed conditions.

Hossink provided a motion to recommend approval with the following conditions:

1. All animal waste disposal shall be to an off-site location.
2. No boarding is permitted at the facility.
3. Hours of operation shall be limited to 4:00pm to 8:00pm any day of the week and by appointment.
4. Shed F shall be constructed as a lean-to attached to the Building B (the Kennel) and shall blend in color to the existing building.
5. Shed E shall be constructed of wood to match Shed G.
6. Any dog or dogs taken outside temporarily shall be supervised.
7. The drive shall be paved to a minimum width of nine (9) feet with a heavy base coat within one (1) year of approval.
8. The proposed fence must be constructed at a height of at least 48 inches and must be vinyl coated.
9. The facility shall be limited to 48 cats and six (6) dogs, excluding personal dogs kept by the owner under Section 21.34 of the Zoning Ordinance.

Motion was seconded by Machiela and carried unanimously.

At 8:52pm Chairperson Vander Zwaag recognized Ransford to discuss the proposed text amendments to

Section 2.02, Section 5.04 and Section 12.04 of the Zoning Ordinance.

Ransford explained that the proposed language regarding the Definition of Apartments was revised again to provide clarity regarding the number of units. The proposed was reviewed by the township legal counsel and he is satisfied with its content.

General discussion was held.

Consensus was reached that the proposed language is acceptable and to schedule all three sections for public hearing.

At 8:59pm Chairperson Vander Zwaag recognized Ransford to discuss Section 5.07 of the Zoning Ordinance.

Ransford noted that he provided the requested mapping and other information as requested by the Planning Commission at their December meeting.

General discussion was held and it was observed that most of the 10 acre lots identified in the Agricultural Zoning District on the map are actually being farmed.

The Planning Commission has taken the matter under advisement.

At 9:08pm Elections of Officers were held.

Chairperson Vander Zwaag opened the nominations for Chair. Machiela provided a nomination for Vander Zwaag to serve as Chairman. Hossink supported.

There being no other nominations, nominations were closed.

Chairperson Vander Zwaag opened the nominations for Vice-Chair. Hossink provided a nomination for Veldheer to serve as Vice-Chairman. Machiela supported. There being no other nominations, nominations were closed.

Chairperson Vander Zwaag opened the nominations for Secretary. Hossink provided a nomination for Dreyer to serve as Secretary. Machiela supported. There being no other nominations, nominations were closed.

The office of Chairperson was then voted on. Being there were no challengers, Vander Zwaag was awarded the office of Chairperson.

The office of Vice-Chairperson was then voted on. Being there were no challengers, Veldheer was awarded the office of Vice-Chairperson.

The office of Secretary was then voted on. Being there were no challengers, Dreyer was awarded the office Secretary.

At 9:12pm Vander Zwaag sought Planning Commission member comment.

The 2012 Annual Report was discussed and was approved by consensus to transmit it to the Board of Trustees.

At 9:13pm Hossink provided a motion to adjourn. Motion was seconded by Machiela and carried unanimously.

Respectfully submitted,

SIGNED: _____ DATE: _____