

OLIVE TOWNSHIP
PLANNING COMMISSION
Regular Meeting
January 14, 2014

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 Supervisor Wolters, Wayne Kiel and Joshua VanderToorn

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 December 10, 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 Wayne Kiel to discuss his special use application to erect Large Scale Solar Collectors at 13871 Blair Street, parcel number 70-12-19-200-003.

Mr. Kiel explained that he uses 20 kilowatts of energy from the solar panels and would need to be at about 80 kilowatts to off-set the entire electric bill some day, if he wanted to. He wants to maintain the two rows of panels he has and may erect three more rows. As a result, the additional rows are shown on the site plan.

At 7:37pm Chairperson Vander Zwaag opened the public hearing. There being no comments, Chairperson Vander Zwaag closed the public hearing.

Hossink – What is the time limitation in the Zoning Ordinance to construct the three potential rows?

Ransford – The Ordinance allows one year to complete a site plan.

Dreyer – When I was on site I noted a pole in the middle of the 75-foot setback between the building and solar panels. I would want our Fire Chief to make sure there is enough room to service the site.

General discussion was held.

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

At 7:43pm Chairperson Vander Zwaag recognized Joshua VanderToorn to discuss his application for Map Amendment (rezoning) from Medium Density Residential to the Agricultural Zoning District at 13871 Blair Street, parcel numbers 70-12-23-400-005 and 70-12-23-400-008.

Mr. VanderToorn indicated that he wants his parents to help on the farm because there is lots to do to be operational again.

Hossink – What type of farm do you have?

Mr. VanderToorn – I have chickens, goats and cows. It's a hobby farm.

At 7:50pm Chairperson Vander Zwaag opened the public hearing. There being no comments, Chairperson Vander Zwaag closed the public hearing.

General discussion was held.

Hossink provided a motion to postpone the request until February to allow the applicant time to discuss options with Ransford. Motion was seconded by Dreyer and carried unanimously.

At 7:53pm 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 three more canopy tents. General discussion was held.

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

At 7:55pm Chairperson Vander Zwaag recognized Ransford to discuss the findings for the proposed agricultural revisions.

Ransford explained the number of lots of 11 to 20 acres area and the language to fix the non-farm division table in Section 5.07.

General discussion was held.

Consensus was reached to restore Section 5.08A and 5.08B to the current language and maintain the remaining proposed revisions and schedule the language for public hearing.

At 8:23pm Chairperson Vander Zwaag recognized Dreyer to discuss the proposed Dangerous Buildings Ordinance.

Dreyer presented his proposed revision concepts. The Planning Commission received the concepts for information and consensus was reached to postpone the matter until the next meeting to allow for review of the document.

At 8:28pm the Water Resource Study was discussed.

Consensus was reached to take the study under advisement.

At 8:29pm 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 8:33pm Chairperson Vander Zwaag sought Planning Commission member comment.

Ransford reviewed the 2013 Annual Report of the Planning Commission. Consensus was reached to approve the report as presented.

Supervisor Wolters noted improvements at the Pigeon Creek Park and the new No Parking signage on Stanton Street.

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

Respectfully submitted,

SIGNED: _____ DATE: _____

OLIVE TOWNSHIP
PLANNING COMMISSION
Regular Meeting
March 11, 2014

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	

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

Machiela provided a motion to approve the minutes of the January 14, 2014 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 7:31pm Chairperson Vander Zwaag recognized Ransford to discuss the proposed text amendments to Article 5 and Section 18.16G1.

Ransford explained that the language has been scheduled for public hearing as requested by the Planning Commission.

General discussion was held.

Chairperson Vander Zwaag opened the public hearing.

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

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

At 7:33pm Chairperson Vander Zwaag recognized Ransford to discuss the Temporary Seasonal Use application from Potter Orchards at US-31 and Port Sheldon Street.

Ransford explained that the applicant seeks the same approval as in previous years to conduct a farm market with signage.

General discussion was held.

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

At 7:35pm Chairperson Vander Zwaag recognized Ransford to discuss the current solar text of the zoning ordinance and its accommodation for solar energy battery storage.

Ransford indicated that the current language appears to provide enough latitude to the Township Fire Chief and the Building Official to ensure proper isolation distances for storage of energy.

General discussion was held. Questions were raised regarding decommissioning of equipment.

At 7:38pm Chairperson Vander Zwaag recognized Ransford to discuss Commissioner Dreyer's comments on the proposed Dangerous Buildings Ordinance.

Ransford provided a narrative of his review of the draft document.

Dreyer commented regarding the miscellaneous items at the end of his proposal. General discussion was held.

Consensus was reached to direct Ransford to draft proposed language using the document prepared by Dreyer and comments provided by Ransford.

At 7:42pm Chairperson Vander Zwaag sought Planning Commission member comment.

Ransford provided an overview of the recent Michigan Supreme Court decision regarding medical marijuana and the need to review the township language concerning the same. Consensus was reached to direct Ransford to bring language proposed at Tallmadge Township.

General discussion was held regarding agricultural uses.

At 7:57pm Veldheer provided a motion to adjourn. Motion was seconded by Hossink and carried unanimously.

Respectfully submitted,

SIGNED: _____ DATE: _____

OLIVE TOWNSHIP
PLANNING COMMISSION
Regular Meeting
April 8, 2014

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

PRESENT

Dwayne Dreyer

Terry Hossink

Wayne Vander Zwaag

Andy Machiela

Gregory L. Ransford, Planner

ABSENT

Mitch Veldheer

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 March 11, 2014 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 7:31pm Chairperson Vander Zwaag recognized Ransford to discuss the Jim Novak application for special use to establish an Apartment within a building also containing an office located at 6674 Blair Lane, parcel number 70-12-19-400-020.

Ransford explained that Mr. Novak currently operates a one man computer business and wants to live upstairs in the building. Further, Ransford indicated that the application appears to meet the requirements of the Zoning Ordinance.

Chairperson Vander Zwaag opened the public hearing.

Jim Novak explained his business and desire to live in the building.

Owner of the building (name not recorded) – I want to know the process because I'm new to this.

Ransford explained the requirements of the Zoning Ordinance and generalized the expectations of the Michigan Building Code after an approval.

Chairperson Vander Zwaag closed the public hearing.

General discussion was held.

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

At 7:37pm Chairperson Vander Zwaag recognized Ransford to discuss the Hattie Zwaagerman Trust rezoning request located at 7821 96th Avenue, parcel number 70-12-13-200-003.

Ransford explained that the proposed rezoning appears to meet the standards of the Zoning Ordinance and Master Plan, pending comments received at the public hearing. The applicant has their house sold and that is the primary

reason for the request.

Chairperson Vander Zwaag opened the public hearing.

The applicants provided a brief presentation on the request.

Chairperson Vander Zwaag closed the public hearing.

General discussion was held.

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

At 7:45pm Chairperson Vander Zwaag recognized Ransford to discuss the Temporary Seasonal Use application from Les Jongekrijg at 9622 Port Sheldon Street, parcel number 70-12-25-200-032.

Ransford indicated that the application is the same as the previous eight years. The applicant is proposing to sell flowers, produce, Christmas trees and miscellaneous related items from May 1, 2014 to December 20, 2014.

General discussion was held.

Dreyer provided a motion to recommend approval. Motion was seconded by Hossink with all voting yes, except Machiela who abstained. Motion carried 3-0.

At 7:47pm Chairperson Vander Zwaag recognized Ransford to discuss the Medical Marijuana sample language.

Ransford explained the design of the language developed by Tallmadge Charter Township.

General discussion was held regarding registered caregivers, annual renewals. Direction was provided to Ransford to collect answers to various questions.

At 7:57pm Chairperson Vander Zwaag recognized Ransford to discuss the proposed amendments to Article 5 of the Zoning Ordinance.

Ransford explained that the Board of Trustees asked for further review of the minimum width for Section 5.06B as well as the non-farm divisions in Section 5.07 of the Zoning Ordinance.

General discussion was held. Consensus was reached to propose reducing the minimum farm lot width to 330 feet and not take any further action on Section 5.07.

Motion was provided by Hossink to recommend a lot width of 330 feet to Section 5.06B. Motion was seconded by Machiela and carried unanimously.

At 8:04pm Chairperson Vander Zwaag recognized Ransford to discuss the Wishbone Estates Special Use renewal at parcel number 70-12-06-200-004.

Ransford indicated that the fee has been paid and no complaints have been received.

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

At 8:06pm 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 indicated that the fee has been paid and no complaints have been received.

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

At 8:07pm Chairperson Vander Zwaag sought Planning Commission member comment.

General discussion was held regarding dangerous buildings and digital billboards.

At 8:16pm Hossink provided a motion to adjourn. Motion was seconded by Machiela and carried unanimously.

Respectfully submitted,

SIGNED: _____ DATE: _____

OLIVE TOWNSHIP
PLANNING COMMISSION
Regular Meeting
May 13, 2014

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

PRESENT

Dwayne Dreyer

Terry Hossink

Wayne Vander Zwaag

Andy Machiela

Mitch Veldheer

Gregory L. Ransford, Planner

ABSENT

None

Machiela provided a motion to approve the agenda with the revision to add H&R Sands under Special Use Renewals. Motion was seconded by Veldheer and carried unanimously.

Hossink provided a motion to approve the minutes of the April 8, 2014 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 Jeff Mokma application for map amendment to rezone his property located at 6331 96th Avenue, parcel number 70-12-25-200-010, from Commercial to Medium Density Residential Zoning District.

Ransford explained that Mr. Mokma wants to build a pole barn but cannot because his property is zoned Commercial, which prohibits single family dwellings and related uses. Given this, he must rezone to build the pole barn. Despite this, Ransford noted that regardless the Planning Commission must consider all possible uses for the property that are provided within the District. Ransford then noted the related Master Plan and Zoning Ordinance provisions, which appear to support the request.

Chairperson Vander Zwaag opened the public hearing.

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

General discussion was held.

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

At 7:37pm Chairperson Vander Zwaag recognized Ransford to discuss the Good Stuff Fireworks Corporation Temporary Seasonal Use Permit Application to erect a tent for fireworks sales at 13035 New Holland Street, parcel number 70-12-32-400-030.

Ransford explained that the applicant seeks to sell fireworks from June 9, 2014 through July 7, 2014 as well as the various site plan options provided by the applicant. Under Section 13.03E of the Zoning Ordinance, the applicant can seek a seasonal or unusual temporary permit.

Dan Ricksgers spoke on behalf of Good Stuff Fireworks and explained their interest.

Hossink – How many cars per hour do you expect?

Ricksgrers – We have about three to four per hour but July 3rd and 4th are high in number. We would hire someone for those days to turn away cars. Village Motor Sports closes at 6:00pm, which is before our typical evening rush.

General discussion was held.

Hossink provided a motion to recommend approval of the proposed with the original, angled tent site plan. Motion was seconded by Machiela and carried unanimously.

At 7:45pm Chairperson Vander Zwaag recognized Ransford to discuss Medical Marijuana and the recent court case.

Ransford explained the recent Supreme Court decision and that the township must adopt regulatory language regarding caregivers.

General discussion was held concerning a nuisance clause and the ability to shut down an operation in the event it is a threat to public safety. Consensus was reached to schedule the language for public hearing with the renewal provision.

At 7:54pm Chairperson Vander Zwaag recognized Ransford to discuss the H&R Sands Mining Operation Special Use renewal at parcel numbers 70-12-06-100-024, 70-12-06-100-003, 70-12-06-100-019 and 70-12-06-100-004.

Ransford indicated that the fee has been paid and no complaints have been received.

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

At 8:01pm Chairperson Vander Zwaag sought Planning Commission member comment.

There was none.

At 8:02pm Hossink provided a motion to adjourn. Motion was seconded by Machiela and carried unanimously.

Respectfully submitted,

SIGNED: _____ DATE: _____

OLIVE TOWNSHIP
PLANNING COMMISSION
Regular Meeting
June 10, 2014

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

PRESENT

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

ABSENT

None

Hossink provided a motion to approve the agenda with the revision to add Turkey City Sand Mine under Special Use Renewals. Motion was seconded by Machiela and carried unanimously.

Machiela provided a motion to approve the minutes of the May 13, 2014 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 King Company Map Amendment Application for property at 13520 Barry Street, parcel number 70-12-32-300-033.

Ransford explained that the King Company is seeking to rezone a portion of their property from the Low Density Residential Zoning District to the Heavy Industrial Zoning District. Ransford noted that the application appears to be consistent with the master plan and compatible with the zoning ordinance. In addition, given the rezoning request and relationship to the adjacent northern property owned by the Barry Building, LLC, Ransford approached the owner of Barry Building, LLC to inquire if they would like to rezone the western portion of their property from the Low Density Residential District to the Heavy Industrial Zoning District, at no cost to them. They agreed and as a result, they have been included in this application; parcel number 70-12-32-300-032.

Chairperson Vander Zwaag opened the public hearing.

Kyle Wilson from Nederveld spoke on behalf of the applicant. Mr. Wilson presented that the applicant wishes to expand with another building in the LDR portion of the property but cannot until it is rezoned.

Chairperson Vander Zwaag closed the public hearing.

Dreyer – Have we had any complaints from the area residents?

Ransford – No.

General discussion was held.

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

At 7:36pm Chairperson Vander Zwaag recognized Ransford to discuss the Shawnda Brewer Special Use

application to operate a Group Daycare at her residence located at 4918 136th Avenue, parcel number 70-12-32-300-061.

Ransford explained the requirements of the Michigan Zoning Enabling Act as well as the township ordinance for Group Daycares. Given that no outside play area is proposed, as long as the applicant complies with the Act, the township must approve the request. Ransford noted that the proposed appears to meet the Act and the Zoning Ordinance, which is a duplication of the Act.

Chairperson Vander Zwaag opened the public hearing.

Shawnda Brewer summarized her request.

Vander Zwaag – What are the ages of the kids?

Brewer – I current have 18 months to 3rd grade but want to make room for siblings.

General discussion was held.

Chairperson Vander Zwaag closed the public hearing.

Dreyer – I have no objection.

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

At 7:40pm Chairperson Vander Zwaag noted there was no old business.

At 7:41pm 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 indicated that the fee has not been paid and no complaints have been received.

Hossink provided a motion to recommend approval, pending payment of the required fee. Motion was seconded by Veldheer and carried unanimously.

At 7:42pm Chairperson Vander Zwaag recognized Ransford to discuss the Disselkoen special use renewal at 4980 124th Avenue, parcel number 70-12-33-400-019.

Ransford indicated that the fee has not been paid and no complaints have been received.

Machiela provided a motion to recommend approval, pending payment of the required fee. Motion was seconded by Veldheer and carried unanimously.

At 7:43pm Chairperson Vander Zwaag recognized Ransford to discuss the Turkey City special use renewal at 0 – 136th Avenue, parcel number 70-12-17-100-003 & 70-12-17-200-001.

Ransford indicated that the fee has not been paid and no complaints have been received.

Hossink provided a motion to recommend approval, pending payment of the required fee. Motion was seconded by Veldheer and carried unanimously.

At 7:44pm Chairperson Vander Zwaag sought Planning Commission member comment.

General discussion was held regarding billboards.

At 7:53pm Hossink provided a motion to adjourn. Motion was seconded by Veldheer and carried unanimously.

Respectfully submitted,

SIGNED: _____ DATE: _____

OLIVE TOWNSHIP
PLANNING COMMISSION
Regular Meeting
July 8, 2014

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

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

Also present was Supervisor Wolters, Steve Witte and Dan from R&D Resources.

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

Hossink provided a motion to approve the minutes of the June 10, 2014 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 Steve Witte to discuss the King Company Site Plan application for property at 13520 Barry Street, parcel number 70-12-32-300-033, to construct a 7,200 square foot accessory building.

Steve Witte explained that King Company is seeking to construct a 7,200 square foot building for the purpose of storage. The applicant would like to move some of its current outdoor storage to inside of the proposed building. The application will install some ornamental trees and shrubs to comply with the township landscape requirements. In addition, they wish to retain the gravel existing onsite pursuant to the ordinance regarding their equipment usage in Industrial.

Hossink – Can we confirm the drainage is adequate?

Ransford – I have been working with Steve for years and trust his statement but if the Planning Commission wants our engineer to review, we can request.

Witte – The current drainage system can handle the proposed building.

General discussion was held.

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

At 7:37pm Chairperson Vander Zwaag opened the public hearing for the proposed Home Occupation language to Section 21.19.

Supervisor Wolters raised concern regarding the existing subsection I.

Ransford explained that subsection I accommodates employees coming to a site and picking up supplies and related business items and then leaving the site.

Hossink noted that one employee could remain but it doesn't prevent a temporary gathering of more employees.

Chairperson Vander Zwaag closed the public hearing.

Discussion was held regarding isolation distances to churches, public and private parks.

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

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

At 7:51pm Chairperson Vander Zwaag recognized Ransford to discuss the R&D special use mining renewal at 128th Avenue, parcel numbers 70-12-17-200-010 & 70-12-17-200-011.

Ransford indicated that the fee has been paid and no complaints have been received. However, an inspection is still necessary.

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

At 7:52pm Chairperson Vander Zwaag recognized Ransford to discuss the Reenders Blueberry Farm special use mining renewal at 0 Stanton Street, parcel number 70-12-05-200-019.

Ransford indicated that the fee has not been paid and no complaints have been received.

Hossink provided a motion to recommend approval, pending payment of the required fee and inspection. Motion was seconded by Machiela and carried unanimously.

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

General discussion was held regarding water front lots.

At 8:00pm Hossink provided a motion to adjourn. Motion was seconded by Veldheer and carried unanimously.

Respectfully submitted,

SIGNED: _____ DATE: _____

OLIVE TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
AUGUST 12, 2014

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

PRESENT

Dwayne Dreyer
Terry Hossink
Wayne Vander Zwaag
Andy Machiela
Mitch Veldheer

ABSENT

Gregory L. Ransford, Planner

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

Machiela made a motion to approve the minutes from the July 8, 2014 regular meeting. Motion was seconded by Veldheer and carried unanimously.

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

There was none.

At 7:32 Chairperson Vander Zwaag recognized Scott Finely representing Holland Log and Cedar Homes, 620 Three Mile Road NW, Grand Rapids, requesting to construct a 240 square foot display of a log home at 13352 Van Buren Street, parcel 70-12-32-100-047 currently zoned commercial.

Finely expressed his desire to construct a miniature display of a log cabin home to assist in their sales at their Van Buren site.

Chairperson Vander Zwaag opened the public hearing.

There was no public comment and Chairperson Vander Zwaag closed the public hearing.

General discussion was held with various members commenting that it appears that all of the standards provided in section 25.06 are being met.

Hossink made a motion to approve the site plan. Machiela seconded the motion and it carried unanimously.

At 7:39 Chairperson Vander Zwaag brought up for discussion the request for a Special use Renewal from Berry Bunch - Farm Market.

Hossink provided a motion to approve pending the verification by Ransford that the fee has been paid, and there are no outstanding complaints. Veldheer seconded the motion and it carried unanimously.

At 7:40 Chairperson Vander Zwaag sought Planning Commission member comment.

Hossink informed the commission the settlement of the CBS billboard lawsuit in favor of the township. The Judge did recommend the township should consider reviewing the current standard of only permitting billboards by special use. Hossink also mentioned his desire to review standards for LED billboards.

Chairperson Vander Zwaag reported that Gary Smeyers had contacted him with his concerns that South Olive Christian Reformed Church had not followed their site plan requirements from their recent project. Several comments were shared by various planning commission members, that their belief was South Olive Church had completed all of the requirements of the site plan and more.

At 7:42 Hossink provided a motion to adjourn. Motion was seconded by Machiela and carried unanimously.

Respectfully submitted,

Dwayne Dreyer, Secretary

OLIVE TOWNSHIP
PLANNING COMMISSION
Regular Meeting
September 9, 2014

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

PRESENT

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

ABSENT

None

Also present was Peter Headley.

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

Machiela provided a motion to approve the minutes of the August 12, 2014 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 7:31pm Chairperson Vander Zwaag opened the public hearing for the map amendment request from Pete Headley for property at 6297 96th Avenue, parcel number 70-12-25-200-011, from the Commercial Zoning District to the Medium Density Residential Zoning District.

Mr. Headley explained his reasons for the request, which is primarily for refinancing.

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

Ransford noted that even though the applicant highlighted refinancing as a reason to rezone, the Planning Commission must consider the uses available in the proposed district, as well as the Master Plan, surrounding uses and compatibility of the potential uses.

General discussion was held.

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

At 7:35pm Chairperson Vander Zwaag recognized Ransford regarding the Dangerous Buildings Ordinance and the comments of the Township attorney.

Ransford explained the limitations to revising the definitions within the proposed Ordinance.

General discussion was held.

Consensus was reached to re-review the previous revision document concerning definitions.

At 7:51pm 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 indicated that the fee has been paid and no complaints have been received.

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

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

General discussion was held regarding auto repair businesses in the Light Industrial Zoning District as a use by right. Consensus was reached to draft language accommodating said use as a use by right.

The 2009 Master Plan 5-year review was performed in accordance with the Planning Enabling Act. The Planning Commission concluded that no changes to the Master Plan are necessary. As a result, the Master Plan is recognized as current and up to date.

Consensus was reached to examine the proposed Borculo Overlay Zoning District at the next available meeting.

At 8:08pm 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 14, 2014

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

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

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

Hossink provided a motion to approve the minutes of the September 9, 2014 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 7:31pm Chairperson Vander Zwaag recognized Ransford to discuss the proposed amendment to Section 13.02 of the Zoning Ordinance.

Ransford explained the language has been revised pursuant to discussion at the previous meeting. General discussion was held to include sales of vehicles as a secondary use to an auto repair shop.

Hossink provided a motion to add language for secondary sales and to schedule for public hearing. Motion was seconded by Machiela and carried unanimously.

At 7:40pm Chairperson Vander Zwaag recognized Ransford to discuss the Borculo Master Plan chapter.

Ransford recommended that the township begin designing a Borculo Overlay or other Zoning District to achieve the Master Plan provisions for mixed uses of commercial and residential. General discussion was held.

The Planning Commission directed Ransford to contact Blendon Township to invite their Planning Commission to meet and discuss Borculo together, perhaps focusing on a future public meeting.

At 7:52pm Chairperson Vander Zwaag noted that the next item to discuss was the Dangerous Buildings Ordinance.

General discussion was held regarding the draft versions, attorney comments and definitions. Consensus was reached to postpone the discussion to the next meeting.

At 8:03pm Chairperson Vander Zwaag sought Planning Commission member comment.

Discussion was held regarding a notice of Intent to Plan from Grand Haven Township. Discussion was further held regarding a public hearing for mining cell closure or opening. Consensus was reached that no changes to the mining language are necessary.

At 8:15pm Veldheer provided a motion to adjourn. Motion was seconded by Machiela and carried unanimously.

Respectfully submitted,

SIGNED: _____ DATE: _____

OLIVE TOWNSHIP
PLANNING COMMISSION
Regular Meeting
November 11, 2014

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

PRESENT

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

ABSENT

None

Also in attendance was Thomas Kapenga.

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

Machiela provided a motion to approve the minutes of the October 14, 2014 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.

There were none.

At 7:32pm Chairperson Vander Zwaag recognized Thomas Kapenga to discuss his application for home occupation special use to conduct a Household Recycling Center at 11175 New Holland Street, parcel number 70-12-35-300-005.

Chairperson Vander Zwaag opened the public hearing.

Mr. Kapenga presented his proposal. He noted that his son currently manages pigs and cattle and the meat and vegetables that are part of the operation come in containers and his son had to figure out what to do with the containers after the product was used. After finding an avenue for the recyclables, his son sought more sources to make it financially worth the effort. He current recycles plastic, newspaper, cardboard and cans. They receive about 900 pounds a week of household items, bails and sells them.

Chairperson Vander Zwaag noted there was no public in the audience and closed the public hearing.

Veldheer – It is conducted entirely indoors?

Kapenga – Yes, and we use an outdoor fence as a wind block when the barn door is open to prevent product from blowing out. We load once a day or every two days.

General discussion was held regarding home occupations and the parameters of the proposed.

Hossink provided a motion to recommend approval of the proposed based on the following findings and conditions:

1. The site is over 200 feet from another residence
2. The proposed is on a parcel of at least 40 acres in area
3. The proposed is limited to one truck per day five days a week

4. No outdoor storage is permitted except the use of dumpsters not exceeding 20 yards in total combined capacity
5. The proposed is contained entirely within one building
6. The owner shall prevent recyclables from existing the dumpsters and shall maintain grounds that are free and clean of any business material

Motion was seconded by Veldheer and carried unanimously.

At 7:50pm Chairperson Vander Zwaag noted that the next item to discuss was the Dangerous Buildings Ordinance.

General discussion was held regarding the draft versions. Hossink proposed keeping the ordinance the same as the model ordinance but remove Section 1A and D. General discussion was held. Dreyer suggested striking Section 1C. Consensus was reached to perform the deletions noted by Hossink and Dreyer and direction was provided to Ransford to bring final draft to the next meeting.

At 8:03pm Chairperson Vander Zwaag sought Planning Commission member comment.

General discussion was held regarding the Cerritos property.

At 8:06pm Veldheer provided a motion to adjourn. Motion was seconded by Machiela and carried unanimously.

Respectfully submitted,

SIGNED: _____ DATE: _____

OLIVE TOWNSHIP
PLANNING COMMISSION
Regular Meeting
December 10, 2014

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

PRESENT

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

ABSENT

Terry Hossink

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

Veldheer provided a motion to approve the minutes of the November 11, 2014 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 noted that there was no New Business.

At 7:33pm Chairperson Vander Zwaag noted that the next item to discuss was the Dangerous Buildings Ordinance.

Dreyer expressed concern regarding one definition of a Dangerous Building applying to a situation and asked if we could require two or more. Ransford indicated he would inquire with the township attorney. General discussion was held.

Veldheer provided a motion to recommend adoption as presented with the requirement of a Dangerous Building meeting two definitions, if legally permitted; otherwise, as presented. Motion was seconded by Machiela and carried unanimously.

At 7:39pm Chairperson Vander Zwaag recognized Ransford to discuss the Van Tuinen Special Use renewal at 14219 Port Sheldon Street, parcel numbers 70-12-19-300-005.

Ransford noted that the fee has not yet been paid and there have been no complaints.

Dreyer provided a motion to recommend approval with the condition the fee is paid. Motion was seconded by Machiela and carried unanimously.

At 7:41pm Chairperson Vander Zwaag sought Planning Commission member comment.

There was none.

At 7:42pm Veldheer provided a motion to adjourn. Motion was seconded by Machiela and carried unanimously.

Respectfully submitted,

SIGNED: _____ DATE: _____