

OLIVE TOWNSHIP
PLANNING COMMISSION
DRAFT Minutes of the Regular Meeting
February 9, 2016

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

PRESENT

Mitch Veldheer

Wayne Vander Zwaag

Terry Hossink

Dwayne Dreyer

Andy Machiela

Steve Kushion, Zoning Administrator

ABSENT

None

Also in attendance were 3 members of the public.

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

Hossink provided a motion to approve the minutes of the December 8, 2015 meeting. Motion was seconded by Machiela and carried unanimously.

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

No comments.

At 7:33 pm Chairperson Vander Zwaag opened the Site Plan Review for Holland Pallet Repair, 13370 Barry Street, John Breslin and Dave Mason.

Dave Mason presenting the request to the board. Mr. Mason stated that the sprinkler system is installed and it will be monitored by a security system.

Hossink questioned when the debris would be removed, Mason said they were hoping to remove all the debris in the spring. Dreyer questioned the storage of wood chips near the existing pond. There was discussion over parking near the public street and Mason stated that there would only be a handful of cars parked against the building. There was discussion over the fire suppression system and Mason stated that he would coordinate an inspection of the building with the Fire Chief. There was discussion about the timeline for site cleanup and the possibility of a letter of credit. Dreyer stated that the dumpster could be moved to the south side of the building and would not need an enclosure.

Motion provided by Hossink, seconded by Dreyer to approve the request with the following conditions-

1. Applicant to provide a revised site plan showing a 10 foot setback from the west property line for storage of pallets.
2. Fire Chief approval of the site plan and fire suppression system.
3. Landscape plan approved by the Zoning Administrator
4. \$5,000 letter of credit for removal of demolished building, rubble to be removed no later than June 15th, 2016.
5. Stripe fire lanes as shown on site plan.

Motion carried unanimously.

At 8:00 pm Chairperson Vander Zwaag opened the Site Plan Review for Ed Hoezee, EH Sales, 9622 Port Sheldon St.

There was discussion about the request and the fact that it had been approved for the last 4 years without any issues.

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

At 8:02 pm Chairperson Vander Zwaag opened the Public Hearing for a Zoning Text Amendment to Sec. 3.22 Private Road Standards.

Hossink suggested requiring 66 feet of right of way on every private road, no matter how many properties they serve. There was discussion about road width and paving. Kushion suggested making the road 16 foot wide for 3 homes or less, based on conversations with the fire chief.

Hossink provided a motion to approve the amendment to Sec 3.22- Private Road Standards with the changes of 66 feet of right of way width for all private roads and 16 feet of road way width for Private Roads serving 3 homes or less. Motion was seconded by Machiela and carried unanimously.

At 8:25 pm Chairperson Vander Zwaag opened the Public Hearing for a Special Use Permit from Wayne Kiel (WOK Land Company LLC) to operate a warehouse in the AG Zoning District as well as a Special Use Permit to operate a Private Institution for Social Purposes in the AG Zoning District at 13871 Blair St., Parcel Number 70-12-19-200-010.

Wayne Kiel discussed the request and explained that he believes the motorcycle group that is currently in the front building meets all the standards for a Private Institution for Socials Purposes. Mr. Kiel stated that he wouldn't hesitate to throw the group out if there were problems.

Hossink and Kushion discussed the need for the applicant to come back to the Planning Commission in March with more information related to what buildings were being used and more information regarding the Motorcycle organization.

Matt Padding, 13802 Blair St, commented that it doesn't excite him that a motorcycle club is down the street from his home.

No action taken.

At 8:55 pm Chairperson Vander Zwaag asked for an Election of officers.

Machiela provided a motion to keep Vander Zwaag as the Chairperson, Veldheer as the Vice Chairperson, and Hossink as Secretary.

Motion was passed 5-0

At 9:00 pm Chairperson Vander Zwaag opened discussion for the 2016 meeting schedule.

Hossink provided a motion to approve the schedule with the change of the November meeting to November 1st and the time of the meetings starting in April to 6:30 pm. Motion passed 5-0.

At 9:03 pm Machiela provided a motion to adjourn. Motion was seconded by Hossink and carried unanimously.

Respectfully submitted,

SIGNED:

~~_____~~ *W.*

DATE:

2-10-16

OLIVE TOWNSHIP
PLANNING COMMISSION
DRAFT Minutes of the Regular Meeting
March 15, 2016

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

PRESENT

Mitch Veldheer

Wayne Vander Zwaag

Terry Hossink

Dwayne Dreyer

Andy Machiela

Steve Kushion, Zoning Administrator

ABSENT

None

Also in attendance were 1 member of the public.

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

Hossink provided a motion to approve the minutes of the February 9th, 2016 meeting. Motion was seconded by Machiela and carried unanimously.

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

No comments.

At 7:33 pm Chairperson Vander Zwaag opened the Temporary Seasonal Use for Tina Potter of Potter Orchards, 13714 Port Sheldon.

There was discussion regarding any complaints in the past and Kushion stated it was the same request as years before.

Hossink provided a motion to approve. Motion was seconded by Veldheer. Motion carried unanimously.

At 7:34 pm Chairperson Vander Zwaag opened review of the Fire Protection System Registration Ordinance.

There were minor changes suggested to the Township Board and a recommendation that there be no fee involved with this Ordinance.

At 7:43 pm Machiela provided a motion to adjourn. Motion was seconded by Dreyer and carried unanimously.

Respectfully submitted,

SIGNED: _____

DATE: 4-14-16

OLIVE TOWNSHIP
PLANNING COMMISSION
Minutes of the Regular Meeting
April 12, 2016

The meeting was called to order at 6:30pm by Chairperson Vander Zwaag.

PRESENT

Mitch Veldheer

Wayne Vander Zwaag

Andy Machiela

Steve Kushion, Zoning Administrator

ABSENT

Terry Hossink

Dwayne Dreyer

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

Machiela provided a motion to approve the minutes of the March 15, 2016 meeting. Motion was seconded by Veldheer and carried unanimously.

At 6:30 pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.

No comments.

At 6:31 pm Chairperson Vander Zwaag opened New Business for a renewal of a Temporary Seasonal Use, Les Jongekrijg, 9622 Port Sheldon.

Motion to approve the request by Veldheer and seconded by Machiela and carried unanimously.

At 6:32 pm Chairperson Vander Zwaag opened a Special Use Permit Renewal for Windy Hill Kennel, Kent and Sherri Merryman, 7552 128th Ave.

There was discussion about the request and the fact that it had been approved in the past without any issues

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

At 6:37 pm Chairperson Vander Zwaag opened a Special Use Permit Renewal for Sand Mining, Todd Ponstein, 14181 Stanton St.

There was discussion about the request and that there haven't been any complaints.

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

At 6:38 pm Chairperson Vander Zwaag opened a Special Use Permit Renewal for Sand Mining, Heyboer/Reenders, Stanton/Filmore St.

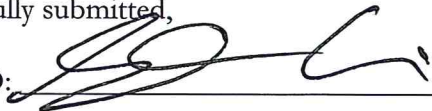
There was discussion about the request and that there haven't been any complaints.

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

At 6:39 pm Machiela provided a motion to adjourn. Motion was seconded by Veldeer and carried unanimously.

Respectfully submitted,

SIGNED:

A handwritten signature in black ink, appearing to be "M. Machiela", written over a horizontal line.

DATE:

5-12-16

OLIVE TOWNSHIP
PLANNING COMMISSION
Minutes of the Regular Meeting
May 10, 2016

The meeting was called to order at 6:30pm by Chairperson Vander Zwaag.

PRESENT

Mitch Veldheer
Wayne Vander Zwaag
Andy Machiela
Terry Hossink
Dwayne Dreyer
Steve Kushion, Zoning Administrator

ABSENT

none

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

Machiela provided a motion to approve the minutes of the April 12th, 2016 meeting. Motion was seconded by Veldheer and carried unanimously.

At 6:31 pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.

No comments.

- **At 6:31 pm Chairperson Vander Zwaag opened New Business for a renewal of a Special Use, Scott August – 10000 Stanton Street, August Lighting**

Motion to approve the request by Dreyer and seconded by Hossink and carried unanimously.

- **At 6:39 pm Chairperson Vander Zwaag opened discussion on proposed uses for 13871 Blair street owned by Wayne Kiel**

Mr. Kiel discussed the possible uses on the property and inquires he has had regarding the buildings on his property. He said that he would let the Motorcycle club lease run out at the end of May and explore other options. Mr. Kushion stated that the property was unique in terms of location and types of structures and that it could be a good spot for some sort of agri-business or farm warehousing. Mr. Kiel states he would keep in touch with Mr. Kushion and bring any proposals in to the office to discuss possibly zoning issues.

At 7:02 pm Machiela provided a motion to adjourn. Motion was seconded by Veldeer and carried unanimously.

Respectfully submitted,

SIGNED: 

DATE: 6-14-16

OLIVE TOWNSHIP
PLANNING COMMISSION
Minutes of the Regular Meeting
June 14, 2016

The meeting was called to order at 6:30pm by Chairperson Vander Zwaag.

PRESENT

Wayne Vander Zwaag

Andy Machiela

Terry Hossink

Dwayne Dreyer

Steve Kushion, Zoning Administrator

ABSENT

Mitch Veldheer

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

Machiela provided a motion to approve the minutes of the May 10, 2016 meeting. Motion was seconded by Hossink and carried unanimously.

At 6:31 pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.

No comments.

- At 6:32 pm Chairperson Vander Zwaag opened New Business for a renewal of a Special Use, Dan Disselkoen – 1394 84th Ave, Rental Warehousing

Motion to approve the request by Machiela and seconded by Hossink and carried unanimously.

At 6:36 pm Machiela provided a motion to adjourn. Motion was seconded by Hossink and carried unanimously.

Respectfully submitted,

SIGNED: 

DATE: 8-11-16

OLIVE TOWNSHIP
PLANNING COMMISSION
Minutes of the Regular Meeting
August 9, 2016

The meeting was called to order at 6:30pm by Chairperson Vander Zwaag.

PRESENT

Wayne Vander Zwaag
Andy Machiela
Terry Hossink
Dwayne Dreyer
Mitch Veldheer
Steve Kushion, Zoning Administrator

ABSENT

At 6:30 pm Chairperson Vander Zwaag called the meeting to order.

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

Machiela provided a motion to approve the minutes of the June 14, 2016 meeting. Motion was seconded by Dreyer and carried unanimously.

At 6:31 pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.

Philip Stegenga inquired to the Board whether or not they would look favorably upon rezoning a piece of residential property to Commercial that he owns on 136th street. The Board discussed the issue and told Mr. Stegenga to make formal rezoning application for a future meeting.

- At 6:45 pm Chairperson Vander Zwaag opened the Public Hearing for a Request for Special Use Permit to operate a Used Car Dealership in the Commercial Zoning District, Ryan Volk, 6702 Blair Lane, 70-12-19-400-022.

The Board discussed the prior use approval on site and there was discussion over the scope of the project.

Motion to approve the request by Hossink and seconded by Dreyer and carried unanimously.

- At 6:50 pm Chairperson Vander Zwaag opened Site Plan Review for a 19,000 Sq. Ft. addition to Holland Pallet Repair, Dave Mason, 13370 Barry Street, 70-12-32-300-063.

The applicant discussed the proposed addition in relation to the property. There was discussion about the 50 foot fire line that the Olive Twp. Fire Chief wanted on the south side of the building, extending east into the parking lot.

Motion to approve the request by Hossink and seconded by Veldheer with the following conditions carried unanimously-

1. Applicant to provide the Zoning Administrator with cut sheets for exterior light fixtures.
2. Exterior elevations to be provided to Township Board.
3. 50 foot fire lane to be shown on revised survey before building permit is issued.

• At 7:02 pm Chairperson Vander Zwaag opened discussion for Special Use Renewals-

• Bruce Reenders – Sand Mine 128th Ave and Stanton Street

Motion to approve the request by Machiela and seconded by Hossink and carried unanimously.

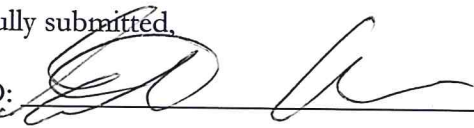
• R&D Resources- Sand Mine 128th Ave.

Motion to approve the request by Machiela and seconded by Hossink and carried unanimously.

At 7:07pm Hossink provided a motion to adjourn. Motion was seconded by Machiela and carried unanimously.

Respectfully submitted,

SIGNED:



DATE:

9-13-15

OLIVE TOWNSHIP
PLANNING COMMISSION
Minutes of the Regular Meeting
September 16, 2016

The meeting was called to order at 6:30pm by Chairperson Vander Zwaag.

PRESENT

Wayne Vander Zwaag
Andy Machiela
Terry Hossink
Dwayne Dreyer
Mitch Veldheer
Steve Kushion, Zoning Administrator

ABSENT

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

Veldeer provided a motion to approve the minutes of the August 9, 2016 meeting. Motion was seconded by Machiela and carried unanimously.

At 6:31 pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.

No comments.

- **At 6:32 pm Chairperson Vander Zwaag opened New Business for a Request for Special Use Permit to operate a Lawn and Landscaping Business in the Commercial Zoning District at 13670 Port Sheldon, 70-12-30-200-021, Tim and Brooke Keeler.**

Tim and Brooke Keeler presented the request to the Board outlining their plans to landscape the property, store landscaping trees as well as possibly Christmas trees near the road, and add overhead doors to the side of the building. They also explained that they were not planning any other additions to the building at this time. The stated that all equipment would be stored within the building.

Motion to approve the request by Hossink and seconded by Machiela and carried unanimously.

- **At 6:39 Chairperson Vander Zwaag opened a Special Use Renewal for M and M kennels, 5004 116th Ave, Mary Haworth**

Motion to approve the request by Machiela and seconded by Hossink to approve the request.

At 6:45 pm Hossink provided a motion to adjourn. Motion was seconded by Machiela and carried unanimously.

Respectfully submitted,

SIGNED: 

DATE: 10-11-16

OLIVE TOWNSHIP
PLANNING COMMISSION
Minutes of the Regular Meeting
October 11th, 2016

The meeting was called to order at 6:30pm by Chairperson Vander Zwaag.

PRESENT

Wayne Vander Zwaag
Andy Machiela
Terry Hossink
Dwayne Dreyer
Mitch Veldheer
Steve Kushion, Zoning Administrator

ABSENT

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

Veldeer provided a motion to approve the minutes of the September 13th, 2016 meeting. Motion was seconded by Machiela and carried unanimously.

At 6:31 pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.

No comments.

- **At 6:32 pm Chairperson Vander Zwaag opened New Business for Site Plan Review for a 45,015 Sq. Ft. warehouse addition, Permaloc, 13505 Barry Street, 70-12-32-100-053.**

The applicants presented the addition to the board and explained the plans for their addition. There was discussing regarding truck traffic and lighting as well as access for the fire department. The applicant provided Zoning Administrator Kushion with a lighting, landscape, and storm water plan.

Motion to approve the site plan with the following conditions provided by Machiela, supported by Hossink. Motion carried unanimously.

1. Landscaping must be installed by May 15, 2017.
2. Applicant must provide the Zoning Administrator with a Ottawa County Water Resources permit before the issuance of a building permit.

- **At 6:50 Wayne Kiel discuss plans for his building on Blair Street, after discussion, the Planning Commission recommended Mr. Kiel pursue a use variance from the Zoning Board of Appeals.**

At 7:03 pm Hossink provided a motion to adjourn. Motion was seconded by Machiela and carried unanimously.

Respectfully submitted,

SIGNED:  DATE: 12-13-15

OLIVE TOWNSHIP
PLANNING COMMISSION
Minutes of the Regular Meeting
December 13, 2016

The meeting was called to order at 7:01pm by Chairperson Vander Zwaag.

PRESENT

Wayne Vander Zwaag
Andy Machiela
Al Nienhuis
Dwayne Dreyer
Mitch Veldheer
Steve Kushion, Zoning Administrator

ABSENT

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

Veldeer provided a motion to approve the minutes of the October 11, 2016 meeting. Motion was seconded by Machiela and carried unanimously.

At 7:02 pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.

No comments.

- **At 6:32 pm Chairperson Vander Zwaag opened New Business for a request for rezoning/map amendment from Wayne Kiel (WOK Land Company LLC) to rezone a parcel in the Agricultural District to Light Industrial at 13871 Blair St., Parcel Number 70-12-19-200-010.**

The applicant, Wayne Kiel, stated that he felt that this property fit within a commercial or industrial use because of its location to US-31, 3 phase power, and the existing buildings. Mr. Kiel stated that he feels the use would be a perfect fit for the property. He stated that the ZBA wouldn't grant a variance but suggested he go to the PC for a rezoning.

Kevin Parker of Stoneway Marble stated that he plans to make upgrades to the property and that he would have an option to buy the property from Mr. Kiel.

There was discussion amongst the Board regarding the US-31 corridor, the proximity of the parcel to the highway, and the potential different uses that could end up on the property if zoned Light Industrial. ZA Kushion stated that it is a tough parcel and if something isn't done it will continue to be a use problem in the future.

There was discussion regarding "spot zoning" and how this property fits into the Master Plan. The Planning Commission discussed looking at the US-31 corridor in the future for potential rezoning or updating of the Master Plan.

Machiela provided a motion to approve the request for rezoning/map amendment from Agricultural to Light Industrial. Motion was seconded by Veldeer with the condition that the Planning Commission review the Master Plan for potential updating of the US-31 corridor, motion carried unanimously.

At 7:45 pm Chairperson Vander Zwaag opened the floor for Public Comment.

Randy VanderZwaag, Township Treasurer felt that the property should have to go through site plan review if

rezoned to account for paving and fire protection

Wayne Linderman, 13957 Bagley St., stated that the Planning Commission had once spent a lot of time dealing with the US-31 corridor and he does not think the zoning changes are appropriate because they contradict the Township Master Plan.

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

Respectfully submitted,

SIGNED: _____

A handwritten signature in black ink, appearing to be 'W. Linderman', written over a horizontal line.

DATE: _____

2-14-16