

OLIVE TOWNSHIP
PLANNING COMMISSION
Minutes of the Regular Meeting
December 10, 2019

The meeting was called to order at 7:00 pm by Chairperson Vander Zwaag.

PRESENT

Wayne Vander Zwaag

Jerry Geertman

Brian Raak

Dwayne Dreyer

Al Nienhuis

Steve Kushion, Zoning Administrator

Absent- None

4 members of the public present.

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

Raak provided a motion to approve the minutes of the November 12, 2019 meeting. Motion was seconded by Dreyer and carried unanimously.

- **At 7:01 pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.**

There was a presentation by Lisa Bomers with Michiganders for Safe Technology spoke about 5G technology and the harm it may expose the public and provided information to the Planning Commission regarding the safety of 5G.

- **At 7:18 Chairperson Vander Zwaag opened discussion of the Master Plan.**

There was discussion about when we should complete and discuss the new Master Plan. There was talk about being proactive rather than reactive. Randy Vander Zwaag talked about a Master Plan seminar that he went to and the reasoning for waiting on the Master Plan. The Planning Commission gave the Zoning Administrator direction to draft language re-upping the Master Plan and drafting language regarding requiring water and sewer for large scale developments in the Township.

- **At 7:50 pm Chairperson Vander Zwaag opened Planning Commission Member Comment.**

None.

- **At 7:51 pm Dreyer provided a motion to adjourn. Motion was seconded by Geertman and carried unanimously.**

Respectfully submitted,
Steve Kushion, Zoning Administrator

OLIVE TOWNSHIP
PLANNING COMMISSION
Minutes of the Regular Meeting
November 12, 2019

The meeting was called to order at 7:03 pm by Chairperson Vander Zwaag.

PRESENT

Wayne Vander Zwaag
Jerry Geertman
Brian Raak
Dwayne Dreyer
Al Nienhuis
Steve Kushion, Zoning Administrator

Absent- None

9 members of the public present.

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

Raak provided a motion to approve the minutes of the October 8, 2019 meeting. Motion was seconded by Dreyer and carried unanimously.

- **At 7:04 pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.**

No comments.

- **At 7:05 Chairperson Vander Zwaag opened a request for rezoning/map amendment from Olive Township to rezone a parcel in the Multi-Family Residential Zoning District to Rural Residential at 13200 Bingham St., Parcel Number 70-12-29-300-034.**

ZA Kushion presented the request to the Planning Commission. ZA Kushion explained that he had talked to Legal Counsel about it being a “spot zoning” and was told that if we are fixing an issue that causes a “taking,” there is no problem looking at these on a case by case basis before we update our Master Plan, and ultimately our zoning map. There was discussion about why it was zoned the way it was. ZA Kushion replied that he did not know why.

Geertman provided a motion to approve the request. Motion was seconded by Dreyer and carried unanimously.

- **At 7:45 Chairperson Vander Zwaag opened discussion of future development, water issues, and utilities with Township Engineers and Ottawa County Staff.**

The Planning Commission, Ottawa County Staff, and Township Engineers discussed future development and how to go about planning for the future. There was discussion about special assessment districts, millages, Township financing, and financing by developers. There was discussion about where to extend both water and sewer lines and the water shortages residents in our Township

may be facing if wells go bad. Geertman brought up the issue of smaller water lines to take care of our drinking water problems that might be more cost effective. Ottawa County officials discussed that this would not be an option because it does not provide for fire protection. The Planning Commission discussed whether or not the Rural Residential zoning district should be changed to 2-acre zoning.

- **At 8:32 Chairperson Vander Zwaag opened discussion of the Master Plan Update process**

The Planning Commission recommended that ZA Kushion send the request for proposals to multiple Planning Firms in the area. There was discussion about a timeline and who would be sent notices.

- **At 8:45 pm Chairperson Vander Zwaag opened Planning Commission Member Comment.**

None.

- **At 8:45 pm Raak provided a motion to adjourn. Motion was seconded by Dreyer and carried unanimously.**

Respectfully submitted,
Steve Kushion, Zoning Administrator

OLIVE TOWNSHIP
PLANNING COMMISSION
Minutes of the Regular Meeting
October 8, 2019

The meeting was called to order at 7:00 pm by Chairperson Vander Zwaag.

PRESENT

Wayne Vander Zwaag
Jerry Geertman
Dwayne Dreyer
Al Nienhuis
Brian Raak
Steve Kushion, Zoning Administrator

Absent- none

2 members of the public present.

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

Raak provided a motion to approve the minutes of the August 13, 2019 meeting. Motion was seconded by Dreyer and carried unanimously.

- **At 7:03 pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.**

None

- **At 7:04 pm Chairperson Vander Zwaag opened a request for rezoning/map amendment from Wayne Keil (WOK Land Company LLC) to rezone a parcel in the Ag. Zoning district to Commercial at 13871 Blair St., Parcel Number 70-12-19-200-010.**

Wayne Keil presented the request to the Commission, going over the history of the parcel and the previous approval of the Commission for Industrial zoning on the property (Denied at Township Board) and the current situation on the property. There was discussion about the single-family home and current agribusiness on the property. The Planning Commission and applicant discussed the zoning of adjacent properties as well as the future Master Plan for the area.

Dreyer provided a motion to deny the request based on the fact that he felt it was spot zoning, there was a single-family home on the property, and that it didn't meet the Township Master Plan. Motion failed with a vote of 1-4.

Geertman provided a motion to approve the rezoning request. Motion was seconded by Nienhuis and carried with a 4-1 vote. (Dreyer dissenting)

- **At 7:40 pm Chairperson Vander Zwaag opened Discussion of Multi Family Residential Zoning in the Bingham St. corridor.**

There was discussion about what parcels to rezone and what to rezone them to. Kushion brought up the fact that there were multiple parcels that were zoned 2 or 3 different ways and that he feels it may be best to rezone many of these parcels after the next Master Plan. The Planning Commission directed Kushion to set a public hearing for the parcel that Mr. Ron Nienhuis owns on Bingham St. and to consult the Township Attorney regarding the timeline for the rest of the parcels, and if this would be considered "Spot zoning".

- **At 8:00 Chairperson Vander Zwaag opened Discussion of the current moratorium on development in Olive Township.**

There was a long discussion regarding water and sewer lines and potential development in the Township and the presentation from Ottawa County and Township Engineers at the last Township Board meeting. There was also discussion about removing the Pheasant Run Golf Course from the moratorium on development.

Motion by Geertman, seconded by Neinhuis to direct the Township Board to release the Pheasant Run Golf Course from the moratorium on development because the Planning Commission feels that the potential developer has proved that there are no water issues on the parcel. The Planning Commission also recommended that the Township Engineer and representatives from Ottawa County be present to answer questions at the next Planning Commission meeting. Motion passed unanimously.

- **At 8:17 pm Chairperson Vander Zwaag opened M&M Kennels- 5004 116th Ave.-Kennel renewal.**

Motion provided by Geertman to approve the request. Motion was seconded by Raak and carried unanimously.

- **At 8:17 pm Chairperson Vander Zwaag opened Planning Commission Member Comment.**

None.

- **At 8:20 pm Raak provided a motion to adjourn. Motion was seconded by Dreyer and carried unanimously.**

Respectfully submitted,
Steve Kushion, Zoning Administrator

OLIVE TOWNSHIP
PLANNING COMMISSION
Minutes of the Regular Meeting
August 13, 2019

The meeting was called to order at 7:00 pm by Chairperson Vander Zwaag.

PRESENT

Wayne Vander Zwaag
Jerry Geertman
Dwayne Dreyer
Al Nienhuis
Steve Kushion, Zoning Administrator

Absent- Brian Raak

2 members of the public present.

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

Geertman provided a motion to approve the minutes of the June 11, 2019 meeting. Motion was seconded by Dreyer and carried unanimously.

- **At 7:03 pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.**

Ron Neinhuis discussed his property on Bingham St. and the possibility of rezoning the property to RR. There was discussion regarding the Master Plan and potential rezoning. The Board informed Mr. Neinhuis that he would have to wait until the property was rezoned, or the Master Plan was amended.

- **At 7:12 Chairperson Vander Zwaag opened a Site Plan Review for a 2,880 square foot office building, King Company, 13520 Barry Street, 70-12-32-300-033.**

Glenn Kunkel, building for King Company, presented the request to the Planning Commission. Kushion stated that the request met all the standards for site plan review in the Industrial zoning district. There was discussion amongst the Board about the location of the berm and fence.

Dreyer provided a motion to approve the request with conditions. Motion was seconded by Geertman and carried unanimously.

- The applicant is to provide the Zoning Administrator with an Ottawa County Water Resources Stormwater permit before the issuance of a building permit.
- Any minor changes to the site plan due to the location of the stormwater detention shall be approved by the Zoning administrator.

- **At 7:29 pm Chairperson Vander Zwaag opened Planning Commission Member Comment.**

None.

- **At 7:31 pm Neinhuis provided a motion to adjourn. Motion was seconded by Geertman and carried unanimously.**

Respectfully submitted,
Steve Kushion, Zoning Administrator

OLIVE TOWNSHIP
PLANNING COMMISSION
Minutes of the Regular Meeting
June 11, 2019

The meeting was called to order at 7:00 pm by Chairperson Vander Zwaag.

PRESENT

Wayne Vander Zwaag
Jerry Geertman
Brian Raak
Dwayne Dreyer
Al Nienhuis
Steve Kushion, Zoning Administrator

Absent- None

2 members of the public present.

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

Geertman provided a motion to approve the minutes of the April 9, 2019 meeting. Motion was seconded by Raak and carried unanimously.

- **At 7:04 pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.**

No comments.

- **At 7:04 Chairperson Vander Zwaag opened discussion of future development at Hollandia Landscaping at 13001 New Holland Street.**

Bryan Henion from Hollandia Landscaping discussed the potential of using the open space on their property to the east to dump yard waste and the potential of having it approved. Bryan wanted to get the temperature of the Board and have an informal discussion about the potential of using the property to compost yard waste. There was discussion about potential future uses in the area and the smell and look of piles of yard waste. The Board also discussed if they wanted to have this type of use in the Commercial Zoning District. The consensus of the Planning Commission was that this type of use would not fit as a Special Use in the Commercial Zoning District. ZA Kushion said he would look for alternatives for Mr. Henion.

- **At 7:45 Chairperson Vander Zwaag opened a Special Use Renewal for Scott August of August Lighting, 10000 Stanton Street.**

There was discussion about a possible second business on the site, no action was taken on the item and ZA Kushion was directed to look into the matter.

- **At 8:02 pm Chairperson Vander Zwaag opened Planning Commission Member Comment.**

None.

- **At 8:03 pm Geertman provided a motion to adjourn. Motion was seconded by Dreyer and carried unanimously.**

Respectfully submitted,
Steve Kushion, Zoning Administrator

OLIVE TOWNSHIP
PLANNING COMMISSION
Minutes of the Regular Meeting
April 9, 2019

The meeting was called to order at 7:04 pm by Chairperson Vander Zwaag.

PRESENT

Wayne Vander Zwaag
Jerry Geertman
Brian Raak
Dwayne Dreyer
Al Nienhuis
Steve Kushion, Zoning Administrator

Absent- None

1 member of the public present.

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

Geertman provided a motion to approve the minutes of the March 12, 2019 meeting. Motion was seconded by Dreyer and carried unanimously.

- **At 7:04 pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.**

No comments.

- **At 7:04 Chairperson Vander Zwaag opened discussion of upcoming Master Plan update and development moratorium.**

There was discussion amongst the Planning Commission about possibly amending the Master Plan in the next year. The Board felt that they would like to see where Utilities would be extended before making any changes to the Master Plan. There was discussion over a few areas in the Township that have changed since the last Master Plan and discussion into a community survey.

- **At 7:42 Chairperson Vander Zwaag opened a Sand Mine Special Use Renewal, Hidden Timbers-Todd Ponstein, 14181 Stanton Street.**

Geertman provided a motion to approve the request. Motion was seconded by Dreyer.

- **At 7:43 Chairperson Vander Zwaag opened a Sand Mine Special Use Renewal, Heyboer/Reenders, 70-12-06-100-003, 70-12-06-100-004, 70-12-06-100-019, 70-12-06-100-024, Fillmore St.**

Geertman provided a motion to approve the request. Motion was seconded by Dreyer and carried unanimously.

- **At 7:45 pm Chairperson Vander Zwaag opened Planning Commission Member Comment.**

None.

- **At 7:45 pm Raak provided a motion to adjourn. Motion was seconded by Geertman and carried unanimously.**

Respectfully submitted,
Steve Kushion, Zoning Administrator

OLIVE TOWNSHIP
PLANNING COMMISSION
Minutes of the Regular Meeting
March 12th, 2019

The meeting was called to order at 7:00 pm by Chairperson Vander Zwaag.

PRESENT

Wayne Vander Zwaag
Jerry Geertman
Brian Raak
Dwayne Dreyer
Al Nienhuis
Steve Kushion, Zoning Administrator

Absent- None

4 members of the public present.

Nienhuis provided a motion to approve the agenda. Motion was seconded by Geertman and carried unanimously.

Geertman provided a motion to approve the minutes of the January 8, 2019 meeting. Motion was seconded by Dreyer and carried unanimously.

- **At 7:01 pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.**

No comments.

- **At 7:02 pm Chairperson Vander Zwaag opened the Public hearing for a Special Use application from West Michigan Management Services to expand a previously approved Special Use for a Landscape Business (Hollandia Outdoors) for bulk landscape storage to the west of the previously approved salt bin, 13001 New Holland St, 70-12-32-400-006.**

Brian Henion from Hollandia Outdoors presented the request to the Board. He stated that they would like to keep larger piles of bulk storage materials along the north property line, between the salt bin and dumpster enclosure. Mr. Henion would like to make full use of their property and feels the landscaping they have installed for the previous request has made the site more attractive. ZA Kushion discussed the fact that the double landscaping provision was used because the structures didn't comply with the overlay district. There was discussion amongst the Board about the use of the field for dumping and ZA Kushion stated that the dumping on that property was not approved and was not proposed in this request.

Geertman provided a motion to approve the request with the condition that there be double landscaping between the Salt Bin and dumpster enclosure, to match the landscaping approved in the previous request. Motion was seconded by Dreyer and carried unanimously.

- **At 7:30 pm Chairperson Vander Zwaag opened discussion of Ottawa County Water Study and future large scale developments.**

The Planning Commission discussed the recent Ottawa County Water Study that Michigan State collaborated with and how it would affect Olive Township in the future. There was discussion over potential development

sites and where the current water system is now. The Planning Commission recommended that the Township Board look at putting a moratorium in place for all large scale developments in the Township that are not serviced by Public Water.

- **At 7:45 Chairperson Vander Zwaag opened Windy Hill Kennel Special Use Renewal, Kent and Sherri Merryman, 7552 128th Ave.**

Geertman provided a motion to approve the request. Motion was seconded by Dreyer and carried unanimously.

- **At 7:46 Chairperson Vander Zwaag opened Temporary Seasonal Use- Ed Hozee, 9622 Port Sheldon**

Dreyer provided a motion to approve the request. Motion was seconded by Geertman and carried unanimously.

- **At 7:46 Chairperson Vander Zwaag opened Special Use renewal from Turkey City Partnership to operate a Sand Mine in the RR zoning district at approximately 7796 136th Ave, parcel numbers 70-12-17-100-003 and 70-12-17-200-001. The property is located east of 136th Ave, on the south side of Polk Street.**

Geertman provided a motion to approve the request. Motion was seconded by Dreyer and carried unanimously

- **At 7:48 pm Chairperson Vander Zwaag opened Planning Commission Member Comment.**

None.

- **At 7:51pm Raak provided a motion to adjourn. Motion was seconded by Geertman and carried unanimously.**

Respectfully submitted,
Steve Kushion, Zoning Administrator

OLIVE TOWNSHIP
PLANNING COMMISSION
Minutes of the Regular Meeting
JANUARY 8, 2019

The meeting was called to order at 7:00 pm by Chairperson Vander Zwaag.

PRESENT

Wayne Vander Zwaag

Jerry Geertman

Brian Raak

Dwayne Dreyer

Steve Kushion, Zoning Administrator

Absent- Al Nienhuis

4 members of the public present.

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

Dreyer provided a motion to approve the minutes of the November 13th, 2018 meeting. Motion was seconded by Geertman and carried unanimously.

- **At 7:01 pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.**

No comments.

- **At 7:02 pm Chairperson Vander Zwaag opened the Public hearing for a Zoning Ordinance Amendment adding Section 21.53 “Prohibition of Recreational Marihuana Establishments”**

Diana Sandoval from PureWest compassion clinic spoke about the benefits of medical marihuana and felt that the Township should be proactive in approving medical marihuana within its borders. Sandoval spoke at length about her business and medical marihuana. Kushion discussed her going before the Township Board to discuss this, as they have not opted out of medical marihuana at this time.

Christopher Martinez from PureWest compassion clinic also spoke about the benefits of medical marihuana.

Todd Holmquist stated that he was there to see if Marihuana facilities would be banned because he was looking to get into the growing business.

There was some discussion amongst the PC about what the Township Board has already approved and medical marihuana.

Geertman provided a motion to approve the **Zoning Ordinance Amendment adding Section 21.53 “Prohibition of Recreational Marihuana Establishments”**. Motion was seconded by Dreyer and carried unanimously.

- **At 7:35 pm Chairperson Vander Zwaag opened Planning Commission Member Comment.**

Kushion noted that he would provide the 2019 meeting schedule to the PC via email.

- **At 7:36pm Raak provided a motion to adjourn. Motion was seconded by Dreyer and carried unanimously.**

Respectfully submitted,
Steve Kushion, Zoning Administrator