

OLIVE TOWNSHIP
ZONING BOARD OF APPEALS

Minutes of the Regular Meeting
December 27, 2023 6:00 PM

PRESENT

Kirk Assink
Doug Brouwer
Dwayne Dreyer
Bruce Geurink
Bob Hoekwater
Zoning Administrator Steve Kushion

Three members of the public were also present.

The meeting was called to order at 6:07 pm by Zoning Administrator Kushion.

At 6:07 Kushion introduced the first item of business as the election of officers.

Dreyer moved **to elect Kirk Assink as the ZBA Chair**. Motion was supported by Brouwer and carried unanimously.

Dreyer moved **to elect Bob Hoekwater as the ZBA Vice Chair**. Motion was supported by Geurink and carried unanimously.

Brouwer moved **to elect Geurink as the ZBA Secretary**. Motion was supported by Hoekwater and carried unanimously.

Brouwer moved **to approve the agenda**. Motion was supported by Hoekwater and carried unanimously.

Chairperson Assink moved **to approve the minutes of July 24, 2019**. Motion was supported by Brouwer and carried unanimously.

Chairperson Assink opened the floor for any citizen comments regarding items not on the agenda. There were no comments.

Chairperson Assink opened discussion on the appeal from Turkey City Sand Mine. Applicant Jon VanDenend informed the board of their plans to mine sand at 8021 136th Avenue, parcel number 70-12-07-400-004. He said that he contacted the Ottawa County Road Commission for permission to mine closer to the road than the Zoning Ordinance allows, and approval was granted. He also reached out to the neighbors and received verbal approval from the two that were within 300' of the property.

ZA Kushion explained to the board that to grant this variance, the applicant needed to meet three standards: OCRC approval, approval from adjacent property owners, and compliance with all other conditions for Sand Mining in the Zoning Ordinance, which it does.

Chairperson Assink asked the applicant if the plan is to dig a pond. Mr. VanDenend replied that they were not planning to dig a pond, but rather to remove sand to level off the grade of the property. Chairperson Assink asked if Turkey City were leveling the property instead of mining sand if they would be allowed to proceed without permission. ZA Kushion indicated that they would not have to ask if they were just leveling the property off.

Mr. VanDenend went on to explain that their goal is to have a nice gentle slope when they are finished, matching the surrounding area. ZA Kushion informed the board that he has not received any comments on the project from the public.

Brouwer asked who the adjacent property owners are. Mr. VanDenend replied that they are Aaron Raak, Phil Brewer, and Wade Slagh.

Hoekwater asked if staff supports this variance. ZA Kushion replied that he does support it. Hoekwater went on to ask if they will be digging down at all as they mine, and Mr. VanDenend replied that they would be, but only slightly. Hoekwater asked what they will do with the property when they are finished mining. Mr. VanDenend said that they will either leave it as open space with native grasses or they will have cattle on it.

Dreyer commented that this project meets all the standards except the set-back.

Chairperson Assink opened the public hearing. Al Nienhuis spoke in favor of the sand mine. He feels it will help with road safety and is a practical way to make the grade more level.

Mr. VanDenend explained that the project will actually improve drainage and will reduce water running down the road.

Chairperson Assink closed the public hearing.

Dreyer moved **to approve the variance with the condition that the applicant submit written approval from the adjacent property owners to the Zoning Administrator before work begins.** Brouwer supported the motion and it was carried unanimously.

Hoekwater moved **to adjourn the meeting.** The motion was supported by Geurink and carried unanimously. The meeting was adjourned at 6:33 pm.

Respectfully submitted,

Steve Kushion, Zoning Administrator