

OLIVE TOWNSHIP
ZBA Meeting
Minutes of the Regular Meeting
November 25, 2025

The meeting was called to order at 7:00 pm by Chairperson Assink

PRESENT

Kirk Assink
Doug Brouwer
Bruce Geurink
Dwayne Dreyer
Bob Hoekwater
Lori Castello, Zoning Administrator
Al Nienhuis, Supervisor

Absent- None

5 members of the public are present.

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

Assink provided a motion to approve the minutes of the June 26, 2024, meeting. Motion was seconded by Dreyer and carried unanimously.

Public Comment: At 7:05 pm Chairperson Assink opened the floor for any citizen comments regarding items not on the agenda.

No public comment was received.

Public Hearing:

1. Variance Request:

Name: Howard and Karen Redder

Address of Applicant: 11414 Polk Street

Location: 11414 Polk Street

PP#: 70-12-15-200-025

Legal Description: PART OF NE ¼ COM S 88D 54M 51S E 1121.7 FT FROM N ¼ COR, TH S 88D 54M 51M E 291.5 FT, S 0D 54M 08S E 874.81 FT, TH N 88D 54M 51S W 289.24 FT, N 01D 03M 01S W 874.89 FT TO BEG. SEC 15 T6N R15W 5.83A

Request: Relief from Section 6.05.B. Lot Width to create a new lot with less than 150 feet of width within the Rural Residential Zoning District.

The Zoning Administrator provided an overview of the request. Applicants provided additional information, stating that the insufficient frontage of 293 feet (where 300 feet is required) and arrangement of the property does not provide ability for a division without a variance.

Public Comment: At 7:10 pm Chairperson Assink opened the Public Hearing for a variance request from Howard and Karen Redder for relief from Section 6.05.B. Lot



width to create a new lot with less than 150 feet of width with the Rural Residential Zoning District.

No public comment was provided. Public hearing was closed.

Deliberations. Assink went through the necessary steps to approve each step to see if each step met the requirements:

Discussion was held on each step prior to approval as follows:

27.04.B.3 – Findings - *Before granting any variance, the Zoning Board of Appeals must find that all of the following standards are met.*

- a. *That there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district; Findings:* ZBA members reached a consensus that this standard is met due to the location of the well and septic and slight insufficiency of lot width, as well as lack of tillable property which is unique within the RR district.
- b. *That the exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant (or the applicant's predecessors) taken subsequent to the adoption of this Ordinance; Findings:* The current owners purchased the property several years ago and the home and supporting infrastructure such as well and septic were installed prior to the existing zoning ordinance, when current day regulations could not be contemplated, meeting this standard.
- c. *That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare; Findings:* The proposed division meets this standard as it is situated in a manner that buffers the single existing neighboring dwelling unit through distance and trees.
- d. *That the condition or situation of the specific piece of property for which the variance is sought is a practical difficulty and is not of so general or recurrent nature as to make it more reasonable and practical to amend the Ordinance; Findings:* This is the first variance request of this nature in several years. Standard is met.
- e. *The variance is necessary to the preservation and enjoyment of a substantial property right similar to that possessed by other properties or classes of uses in the same zoning district; and Findings:* Land Divisions are a substantial property right for parcels within the RR zoning district, meeting this standard.
- f. *In the case of a use variance, that there is an unnecessary hardship in that the property cannot be reasonably used as zoned. Findings:* Without the opportunity to divide the property the applicants would be unable to provide for an additional dwelling for their property as has been their intention since the purchase.

The Board found that all of the above standards are met as required by this section. Further discussion was held regarding potential safety issues for the rear parcel based on the length of the driveway that would be needed to reach it. The body

determined that placing a condition of approval requiring Fire Department approval of the proposed driveway was reasonable to protect the general health safety and welfare for the Township.

Dreyer made a motion to approve this request pending final approval by the Fire Department Chief. Assink supported the motion. Vote was taken with all in favor of the motion. Motion passed unanimously.

Old Business: Appointment of Officers: Kirk Assink was approved as Chair and Bob Hoekwater was appointed Vice Chair. Recording Secretary duties shall be shared between the Township Supervisor and Zoning Administrator.

Member Comments and Correspondence: Castello informed the board members that she had received another application for variance. A date was set for the next meeting to be held on Wednesday, January 14, 2026 at 7:00 pm.

Motion to adjourn made by Assink, seconded by Brouwer, motion was carried unanimously.
Meeting adjourned at 8:30 pm.

Respectfully submitted,

Lori Castello, AICP, Township Planner/Zoning Administrator

SIGNED: _____

DATE: 1/15/2024