

OLIVE TOWNSHIP
PLANNING COMMISSION
Regular Meeting
December 11, 2012

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 Todd Wolters and a representative from Scott Aerator Company.

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

Veldheer provided a motion to approve the minutes of the November 13, 2012 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 recognized Ransford to discuss the Site Plan Review application from Scott Aerator Company located at 13245 Barry Street, parcel number 70-12-32-100-050 to construct a wall sign in the US-31 Overlay Zoning District.

Ransford explained that the applicant is seeking to construct a wall sign of approximately 32 square feet in area constructed of corrugated vinyl board in the US-31 Overlay Zoning District. The building on which it will be affixed is currently constructed of a grey/blue painted steel siding and brick pillars. Ransford noted that the proposed sign meets the requirements of the signage article of the zoning ordinance and that the applicant has updated the content of the awning and existing free-standing signage administratively with the township.

The applicant then provided a color photo of the sign and provided a brief overview.

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

At 7:37pm Chairperson Vander Zwaag recognized Ransford to discuss the proposed text amendments to Section 2.02, Section 5.04 and Section 12.04 of the Zoning Ordinance.

Ransford explained the intent of the proposed revisions to the definition of Apartments and their use within the Commercial Zoning District. Apartments within the Commercial District may not have been intended to be limited to the upper story of a building. Further, Ransford indicated that a couple inquiries have been received about an apartment for farm help in the Agricultural Zoning District, rather than constructing an entire single family dwelling as an accessory use, which is currently permitted.

Dreyer – I'm concerned with the language lacking a percentage related to the amount of area for the apartment in commercial.

Hossink – I think we need to clear up that the definition of an apartment applies to only one unit. Otherwise, I like the flexibility of the language.

General discussion was held.

Consensus was reached that the proposed Section 5.04 is acceptable and the proposed Section 12.04 is also acceptable.

The Planning Commission directed Ransford to provide a revision to the definition of an Apartment to provide further clarity regarding one unit.

At 7:53pm Chairperson Vander Zwaag recognized Ransford to discuss Section 5.07 of the Zoning Ordinance.

Ransford indicated that Supervisor Wolters asked us to request that the Planning Commission discuss parcels of less than 10 acres in area within the AG Agricultural Zoning District. Specifically, Supervisor Wolters is concerned with the consequence of limiting a parcel of 10 acres or less in area to zero (0) divisions. That is, he has concern regarding the best use of the property and that achieving that best use may be hindered by this division limitation. More specifically, Supervisor Wolters has concern that the majority of a 10 acre property will be preserved in a dormant state and not utilized to its full potential for farm land or other residential or agricultural uses. As a result, Supervisor Wolters is interested in having the discussion regarding a potential change to this language to achieve the best use of a property.

Supervisor Wolters explained that his property for an example could be split and have two houses on it as it exists today. It would allow also property to be more affordable for our kids to build and stay in the township.

Hossink – I am concerned about clay versus sand and a property being forced to split a five acre parcel for septic.

Machiela – I am concerned with drainage issues for farmland from more single family dwellings.

General discussion was held.

Consensus was reached to direct Ransford to conduct an inventory of 10 acre parcels in the Agricultural zoning district and review at the next meeting.

At 7:53pm Chairperson Vander Zwaag recognized the Planning Commission to discuss the farmland preservation efforts at the County.

General discussion was held.

Hossink provided a motion that the program doesn't fit Olive Township at this time and we should not participate. Motion was seconded by Veldheer and carried unanimously.

At 8:19pm Chairperson Vander Zwaag recognized Ransford to discuss the proposed 2013 Meeting Schedule of the Planning Commission.

General discussion was held.

Hossink provided a motion to adopt the proposed schedule. Motion was seconded by Dreyer and carried unanimously.

At 8:21om Chairperson Vander Zwaag recognized Ransford to discuss the Borculo Master Plan text.

Ransford recommended the use of a public workshop to carry out the goals, recommendations and strategies of the Master Plan for Borculo. Consensus was reached to seek a budget from the Township Board.

At 8:27pm Vander Zwaag sought Planning Commission member comment.

Ransford indicated that they received a draft copy of the Allendale Charter Township Master Plan and provided an overview of its contents.

At 8:30pm Hossink provided a motion to adjourn. Motion was seconded by Veldheer and carried unanimously.

Respectfully submitted,

SIGNED: _____ DATE: _____

OLIVE TOWNSHIP
PLANNING COMMISSION
Regular Meeting
November 13, 2012

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

ABSENT

Gregory L. Ransford, Planner

Also in attendance was David Winstrom

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

Machiela provided a motion to approve the minutes of the August 14, 2012 meeting. Motion was seconded by Dreyer and carried unanimously.

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

There were none.

At 7:33pm Chairperson Vander Zwaag opened the public hearing to discuss the proposed use at 13362 Van Buren Street, 70-12-32-100-035.

Mr. Winstrom explained the use that the facility was going to be converted to, approximately 1/3 of the main floor would be used as a Yoga studio and the remaining area would be used as an apartment for the Yoga instructor. Mr. Winstrom Stated that the pole barn was not in use at this time. The public hearing was closed and a general discussion followed. Dreyer was asked if the ordinance prohibited the living area to be on the same floor as the commercial use or if as the living area was larger than the commercial area was a problem. Hossink stated that the apartment was an accessory use to the business and was a special use. If the business activity ceased the apartment would have to vacated. Machiela provided a motion to approve the special use pending the following conditions. 1 all necessary permits be obtained including the health department. 2 the dumpster must be enclosed. 3 the landscaping must be upgrade to meet the ordinance 4 the gravel area near the pole barn must be overseeded in a timely manner. Motion was seconded by Veldheer Yeas Hossink, VanderZwaag, Veldheer, Machiela Nays Dreyer.

At 7:50 Chairperson Vander Zwaag acknowledged Hossink to discuss the Van Tuinen Kennel Special Use Renewal at 14219 Port Sheldon Street.

Veldheer provided a motion to recommend renewal pending confirmation that the fees are paid. Motion was seconded by Machiela and carried unanimously.

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

There were no comments.

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
October 9, 2012

CANCELLED

OLIVE TOWNSHIP
PLANNING COMMISSION
Regular Meeting
September 11, 2012

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 Mike Bronkema, Cliff Musen, and one other person to speak about the agricultural preservation program.

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

Machiela provided a motion to approve the minutes of the August 14, 2012 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 proposed Text Amendment Ordinance concerning Section 5.03B, Article 17 and Section 21.43.

Ransford explained the changes from the last meeting and the general content of the proposed.

Vander Zwaag opened the public hearing.

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

Dreyer expressed concern with the term “only” concerning Knox Boxes.

General discussion was held and Ransford was provided direction to perform revisions. The revisions include adding “building” after “only” and add an “s” to “contain.” Also add the language or similar language to “all other installations shall be by choice of the owner in accordance with the ordinance standards herein.”

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

At 7:42pm Chairperson Vander Zwaag recognized Mike Bronkema to continue the Farmland Preservation discussion.

Ransford explained that JR Automation seeks to construct an office addition of approximately 12,000 square feet to their north building as well as an outdoor seating area and related parking. Ransford noted that the application is

complete, pending submission of an engineer's verification of the storm water system or plans for a new storm water system.

Rick Postema of Richard Postema Associates was present to represent the applicant. Mr. Postema explained that the existing pond is too small and the outlet needs improvement to accommodate an additional 12,000 cubic feet or volume. He indicated that a sealed letter is coming detailing this deficiency but they are still designing the related plans.

Hossink – Greg, can we approve the application without the storm water plans?

Ransford – You would have the option to make a recommendation to the Board without the plans and the Board could always send it back to you after they are received.

Dreyer – I'm concerned with the truck loading dock at one foot from the drainage route.

The applicant's engineer indicated that the one foot separation does not present any problems for either the dock or the storm water.

General discussion was held.

Machiela provided a motion to approve pending the sealed engineer letter indicating the addition of 12,000 cubic feet to the existing pond in through another pond. Hossink seconded the motion and it carried unanimously with Veldheer abstaining.

At 7:43pm Chairperson Vander Zwaag recognized Ransford to discuss the Lakeshore Resources Site Plan Review Application for a free standing sign in the US-31 Overlay District at 6646 Blair Lane, parcel number 70-12-19-400-020.

Ransford indicated that the applicant seeks to construct a free standing identification sign of approximately 72 square feet in size in the US-31 Overlay District and was going to utilize the existing poles. Unfortunately, they were moved between the application and the meeting. Given this, Ransford understands that the applicant would relocate the sign closer to their building at the south of the property and would construct the posts the same.

General discussion was held.

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

At 7:45pm Chairperson Vander Zwaag recognized Ransford to discuss the Grand River Granite Site Plan Review Application for a free standing sign in the US-31 Overlay District at 13688 Port Sheldon Street, parcel number 70-12-30-200-014.

Ransford indicated that the applicant seeks to construct a free standing identification sign of approximately 16 square feet in size in the US-31 Overlay District by replacing the existing sign, which is located off-site along Port Sheldon Street. Ransford indicated that evidence from the property owner on which the sign is located, that the property owner would permit the replacement, will be coming.

General discussion was held.

Hossink provided a motion to recommend approval with the condition that the landowner permission is provided. Motion was seconded by Veldheer and carried unanimously.

At 7:48pm Hossink provided a motion to revise the agenda and address Mike Bronkema and R&D Resources next. Motion was seconded by Machiela and carried unanimously. As a result, Chairperson

Vander Zwaag noted that Mike Bronkema was present to discuss the Farmland Preservation efforts at the County.

Mr. Bronkema explained the farmland preservation efforts at the County and the need for individual township resolutions and ordinance to achieve their objective. They would like to preserve farmland permanently in Ottawa County. Mr. Bronkema added that the MACC has mapping of high priority preservation areas in the County and there are portions of Olive Township.

Hossink – I’m concerned with the “forever” part of the program. There are not a large lot farm parcels left to do it right and would be built around.

Bronkema – Farmland preservation can be done just like Central Park in New York City. Pennsylvania, Massachusetts and New Hampshire have had success for years on edge of developments. It would be long term to protect a resource here in Ottawa County.

Dreyer – I’m concerned about long term and an “oops.”

Bronkema – The Conservancy changed with management and they could replace farmland, similar to what the MDEQ does with wetlands.

General discussion was held. Consensus was reached to place the matter on the September agenda.

At 8:10pm Chairperson Vander Zwaag acknowledged Ransford to discuss the R&D Resources Special Use Renewal at 0 128th Avenue, parcel numbers 70-12-17-200-011 and 70-12-17-200-010.

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

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

At 8:11pm Chairperson Vander Zwaag acknowledged Ransford to discuss the proposed revisions to the Knox Box language.

General discussion was held.

Consensus was reached to revise the language to add “required to be” before installed and strike the word “only.”

Chief Hirdes discussed Knox Boxes and their success as well as the zero cost to the township. He explained that the boxes save time to respond and it’s a win/win.

Consensus was reached to schedule the language for public hearing.

At 8:17pm Chairperson Vander Zwaag acknowledged Ransford to discuss the post-Master Plan review efforts.

Ransford reminded the Planning Commission that a few months ago they asked for a copy of all chapters with Goals, Recommendations and Strategies so the Planning Commission could prioritize their efforts to draft ordinance language.

General discussion was held regarding the chapters and consensus was reached to begin drafting language for the Borculo Chapter.

At 8:37pm Chairperson Vander Zwaag acknowledged Ransford to discuss the Renewable Energy language.

Ransford indicated that the changes as directed were made. General discussion was held. Direction was provided to make sections 7a, 1, 2 and possibly 3 clearer. Direction was provided to schedule the language for public hearing.

At 8:46pm Chairperson Vander Zwaag acknowledged Ransford to discuss the Agribusiness language.

Ransford indicated that the changes as directed were made. In addition, Ransford has proposed better organization of the existing section. Consensus was reached to schedule the proposed, as reorganized, for public hearing.

At 8:54pm Ransford noted that the H&R Sands renewal was an error on the agenda and is not necessary to review.

At 8:54pm Chairperson Vander Zwaag acknowledged Ransford to discuss the Berry Bunch Special Use Renewal.

Ransford indicated that the fee was not paid.

Hossink provided a motion to table until the fee is received. Motion was seconded by Veldheer and carried unanimously.

At 8:55pm Vander Zwaag sought Planning Commission member comment.

Discussion was held regarding US-31 Overlay District application expectations for signage. Consensus was reached that the materials provided to date are insufficient to ensure the quality of the district.

Hossink provided motion to require artist renderings for all applications for signage in the US-31 Overlay District. Motion was seconded by Dreyer and carried unanimously.

At 9:02pm Machiela provided a motion to adjourn. Motion was seconded by Veldheer and carried unanimously.

Respectfully submitted,

SIGNED: _____ DATE: _____

OLIVE TOWNSHIP
PLANNING COMMISSION
Regular Meeting
July 10, 2012

CANCELLED

OLIVE TOWNSHIP
PLANNING COMMISSION
Regular Meeting
June 12, 2012

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	

Also in attendance was Jerry Brewer his employee.

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

Hossink provided a motion to approve the minutes of the May 8, 2012 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 opened the public hearing for the BS&G Recycling Special Use request to operate a compost facility at 13493 New Holland Street on parcel numbers 70-12-32-300-030 and 70-12-32-300-044.

Jerry Brewer presented his request. He indicated that they operate for 28 weeks between April and November. They haul about 30 yards per week and accumulate all the material at their Chicago Drive location. They take only grass and ditch bank dirt and are not open to the public. Their hours of operation are from 8:00am to 5:00pm.

Hossink – Do you enter from New Holland?

Brewer – Yes, we closed 136th Avenue entrance.

Machiela – Do you turn the compost?

Brewer – Yes, about one every two months we bring in a loader and turn it.

General discussion was held.

There being no other comments, the public hearing was closed.

Hossink provided a motion to recommend approval of the special use request with the condition that all existing trees, bushes and other vegetation is preserved in an undisturbed state. The motion is provided based on the proposed meeting the standards within Section 25.06 of the Olive Township Zoning Ordinance and finding as follows in accordance with Section 18.06:

Section 18.06 - Required Standards and Findings for Making Determinations

1. The proposed will be harmonious with and in accordance with the general objectives, intent and purposes of this Ordinance. The purpose of the Light Industrial Zoning District includes providing for the manufacture of goods and treatment of products. It would be reasonable to conclude that composting is the treatment of yard waste, manufactured into soil. As a result, it appears that the proposed is harmonious with the purpose of the Zoning District.
2. The proposed will be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity. Given the natural screening within the site as well as the agricultural use to the west and wooded areas to the east and northeast, the site appears to be harmonious in appearance with the existing character of the general vicinity.
3. The proposed will be served adequately by essential public facilities and services; such as, highways, roads, police and fire protection, drainage structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed special use shall be able to provide adequately any such service. Given that the use does not require a building nor have regular employees tending to the material, the proposed is adequately served by essential services. Moreover, the proposed use is accessed from an existing facility entrance on New Holland Street that appears to have been adequately served for numerous years and continues to be adequately served.
4. The proposed will not be hazardous or disturbing to existing or future neighboring uses. Given the natural use of the proposed and its minimal noise and hours of operation, the proposed will not be hazardous or disturbing to existing or future uses. Moreover, the site and surrounding sites are master planned for heavy industrial.
5. The proposed will not create excessive additional requirements at public cost for public facilities, utilities and services.

Motion was seconded by Machiela and carried unanimously.

At 7:38pm Chairperson Vander Zwaag noted that the representative to discuss the Farmland Preservation efforts at the County was unable to attend.

Consensus was provided to postpone the discussion on this matter until the next meeting.

At 7:39pm Chairperson Vander Zwaag acknowledged Ransford to discuss the draft Renewable Energies Ordinance.

Ransford explained the response received from Charles Gould from the MSUE office concerning safety standards for digesters.

General discussion was held regarding solar and digester safety language.

Consensus was reached to eliminate the safety language concerning solar, subsections a through d, given that the standards would be required without reference by ordinance. The final subsection e shall be revised to apply to the entire ordinance.

Ransford will revise the language and bring the proposed back to the Commission for review.

At 7:49pm Chairperson Vander Zwaag acknowledged Ransford to discuss the Knox Boxes Old Business item.

Ransford indicated that the Board of Trustees adopted the previous language that was recommended, which included striking the Knox Box language. However, after approval discussion was held to ask the Commission to reexamine the text when applied only to new commercial or industrial construction and to provide the option of requiring a key within the box.

General discussion was held regarding security systems, fire suppression and the contents of the box.

Hossink provided a motion to draft Knox Box language that applies to new commercial or industrial construction, including schools and churches, that contain an alarm system and/or fire suppression system within the building and that a key is required. Dreyer seconded the motion and it carried unanimously.

At 7:58pm Chairperson Vander Zwaag acknowledged Ransford to discuss the Agri-business Old Business item.

Ransford indicated that the Board of Trustees requested that the Planning Commission review our agri-business language to ensure that agri-businesses are appropriately identified and regulated.

General discussion was held regarding lot size, setbacks, uses, definitions and the like concerning agri-businesses.

Consensus was reached to include a subsection within the special use portion of the agri-business language that identifies outdoor processing businesses as being on 20 acres and 300 feet from a residence. This consensus was deemed the best solution rather than listing all possible uses, given that any proposal is a special use and each would be subject to its own scrutiny.

At 8:17pm Chairperson Vander Zwaag recognized Ransford to discuss the special use renewal for Kingdom Auto located at 9921 Blair Street.

Ransford noted that the fee was paid, no complaints have been received and the site appears compliant.

Motion was provided by Hossink to recommend renewal. Motion was seconded by Machiela and carried unanimously.

At 8:18pm Chairperson Vander Zwaag recognized Ransford to discuss the special use renewal for Disselkoen located at 4986 124th Avenue.

Ransford noted that the fee was paid, no complaints have been received and the site appears compliant.

Motion was provided by Hossink to recommend renewal. Motion was seconded by Machiela and carried unanimously.

At 8:19pm Vander Zwaag sought Planning Commission member comment.

There were none.

At 8:20pm 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 8, 2012

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 Todd Wolters, Luke Meerman and John from Turkey City.

Hossink provided a motion to approve the agenda as presented with the amendment to place the Farmland Preservation first and Turkey City third on the agenda. Motion was carried by Machiela and carried unanimously.

Hossink provided a motion to approve the minutes of the April 10, 2012 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 Farmland Preservation New Business Item.

Ransford explained that the Board of Trustees recently received an inquiry from the County regarding participation in their Purchase of Development Rights program. Ransford deferred to Mr. Luke Meerman to explain the program.

Meerman explained that the program is completely voluntary by the landowner. The program seeks to adoption of the program so that landowners would be allowed to apply for funding but it is still a decision of the Board to approve or deny the preservation request. Meerman also explained that it is a permanent program, so once rights are sold the land is preserved as a farm or open space. It's a tool by the community to preserve farmland and open space and it's a good time now to develop the program while development pressures are slow. There is money in the foundation to support it.

General discussion was held.

Hossink provided a motion to table the discussion to the next meeting. Motion was seconded by Machiela and carried unanimously.

At 7:51pm Chairperson Vander Zwaag recognized Ransford to discuss the proposed amendments to Article 2, Article 5, Article 12, Article 13, Article 14, Article 15, Article 21 and Article 25 of the Zoning Ordinance.

Ransford noted that copy of the proposed have been available for public inspection and as a result, he only touched

on changes reviewed by township legal counsel regarding the term “similar” as a result of a court case as well as Knox boxes.

Chairperson Vander Zwaag opened the public hearing.

Todd Wolters expressed concern with Section 14.06H applying to private roads. He additionally expressed concern with Knox boxes because of security with the key user or users.

General discussion was held.

Chairperson Vander Zwaag closed the public hearing.

Discussion was held regarding the word similar, Knox boxes and apartments.

Machiela provided a motion to recommend adoption as presented with the changes to Section 13.08H and 14.06H to remove the words “or private” and to leave Section 21.43 unchanged from its current language of Reserved for Future Use, to not require Knox Boxes. Motion was seconded by Dreyer and carried unanimously.

At 8:20pm Chairperson Vander Zwaag recognized Ransford to special use renewal for Turkey City Sand Mine.

Ransford noted that the fee was paid, no complaints have been received and the site appears compliant.

John from Turkey City noted that they intend for this to be the last permit renewal. They have about 10,000 to 12,000 cubic yards remaining to excavate.

General discussion was held.

Motion was provided by Hossink to recommend renewal. Motion was seconded by Veldheer and carried unanimously.

At 8:22pm Chairperson Vander Zwaag recognized Ransford to discuss the New Business item regarding the definition of an Agri-business.

Ransford indicated that the Board desires the Planning Commission to review the definition of an Agri-business, in particular for a use similar to that of Toad’s Tree Service.

Hossink noted that an Agri-business is defined as a service to serve farmers and Toad’s is not that type of service.

General discussion was held.

Consensus was reached that no changes are needed to the definition and that a use such as Toad’s would be an Agri-business if it meets the special use standards and other ordinance standards. It was noted that manufacturing of pallets, furniture and the like are not agri-businesses.

At 8:36pm Chairperson Vander Zwaag recognized Ransford to special use renewal for Kingdom Auto.

Ransford noted that the fee has not been paid.

Motion was provided by Hossink to table. Motion was seconded by Machiela and carried unanimously.

At 8:37pm Vander Zwaag sought Planning Commission member comment.

There were none.

At 9:38pm Hossink provided a motion to adjourn. Motion was seconded by Dreyer and carried unanimously.

Respectfully submitted,

SIGNED: _____ DATE: _____

OLIVE TOWNSHIP
PLANNING COMMISSION
Regular Meeting
April 10, 2012

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 Ron Nienhuis, Don DeWitt, Todd Nienhuis, Randy Vander Zwaag, Corey Raak, Rebecca Raak and Tammy Duma.

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

Hossink provided a motion to approve the minutes of the March 21, 2012 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 recognized Ransford to discuss the special use application from Todd Nienhuis of Toad's Tree Service, LLC for a Log Storage business at 0 – 124th Avenue, parcel numbers 70-12-16-400-020 and 70-12-16-400-024.

Ransford explained that the applicant began the business without appropriate approvals and was directed by the township to seek a special use permit, if available, which has led to this application. Ransford explained that the Planning Commission will need to determine if the proposed use meets the definition of an Agri-business. In addition, Ransford noted that agri-businesses must be located on parcels that contain 300 feet of road frontage, which, by definition appears to require continuous frontage but the application includes two parcels that are less than 300 feet separately. Ransford also indicated that the proposed use has existing wood and split piles within 250 feet of neighboring residences. In the instance approval is recommended, an evergreen screening would be required along the west property line in accordance with Section 25.06O of the Zoning Ordinance.

Chairperson Vander Zwaag recognized Todd Nienhuis to present his application.

Todd Nienhuis explained that they only conduct storage at the property and do not have customers come to the site. They deliver firewood. The wood comes from tops from trees after saw logs are processed. We believe we are active in forestry according to the definition from the US Department of Agriculture.

Chairperson Vander Zwaag opened the public hearing.

Corey Raak of 7500 124th Avenue – I have the following concerns: property values with this next door; noise and hours of operation; the visual of the piles of wood; insects such as ants and termites that come in from the wood

from off site locations; the minimum road frontage is an issue; the distance to residences is an issue; solid waste disposal and if there was a porta-potty because that would be a visual concern and; processing machinery on site.

Rebecca Raak of 7500 124th Avenue – It's an eye sore. There is a lot of noise from trucks, chain saws and the conveyors. I can hear it in the house and it will wake me up.

Tammy Duma of 7440 124th Avenue – The burn pile is near my property and the heat from it concerns me for my car and trees.

Ron Nienhuis – I rent and farm land surrounding the use and I think Todd is doing agricultural and it's just a pile of wood.

Don De Witt – The area for the use is sandy land for the business

Todd Nienhuis – We work at the site from 9:00am to 5:00pm most days, sometimes until 7:00pm. There is a restroom in the pole barn.

Chairperson Vander Zwaag closed the public hearing.

Hossink – How many acres are you renting?

De Witt – About three to five, probably only using two acres of it.

Dreyer – What are your actual hours of operation?

Todd Nienhuis – 9:00am to 6:00pm.

Dreyer – You have been there two to three years?

Todd Nienhuis – Yes

Hossink – Why do you think you are an agri-business?

Todd Nienhuis – We bought a \$50,000.00 wood processor, so we process wood.

Hossink – That's how you get to the agri-business definition?

Todd Nienhuis – That and the tops we buy. That's 70% of my business.

Hossink – How would that qualify?

Todd Nienhuis – Our agricultural plates, other tree services do it as forestry.

Hossink – I am concerned about a definition like that because of paper mills, which could be an agri-business but are more heavy industrial.

Dreyer – Section 13.02 in industrial lists the processing of agricultural products.

Hossink – I agree.

Hossink – The proposed needs five acres minimum and he is renting less. It needs 300 feet of continuous frontage, which it doesn't have and I don't believe it meets the agricultural rules.

Dreyer – Does the use need to be 250 feet from a property line?

Hossink – It needs to be 250 feet from residential structures on adjacent property.

Dreyer – What are the trucks you use?

Todd Nienhuis – I have a tri-axle, 24 foot trailer. I don't overload it – it's about 65,000 pounds loaded.

Vander Zwaag – I have concerns with the weight on the gravel road.

Machiela – The weight would not affect the road any different than the weight of a car.

Todd Nienhuis – Some product is hauled in by a dump trailer or a smaller truck.

Hossink – Is the processing equipment portable?

Todd Nienhuis – Yes.

Ransford – Since the processor is not shown on the plan, where is it located on site?

Todd Nienhuis – Northeast of the split pile.

Machiela – Forestry is agriculture

Hossink – Without the five acres and 300 feet of frontage it can't comply with the agri-business rules.

Machiela – I think it complies with the lot size and width.

Vander Zwaag – It is not compliant with the width and acreage and we have legitimate complaints.

Hossink – There is likely options to satisfy the complaints but the site is the problem.

Hossink provided a motion to recommend denial based on the inability to meet the site plan requirements and that the use belongs in an industrial zoning district. Machiela seconded the motion.

A roll call vote was taken:

Machiela – No

Dreyer – No

Veldheer – No

Hossink – Yes

Vander Zwaag – Yes

Motion failed 2-3.

General discussion was held.

Veldheer provided a motion that the proposed is a forestry agribusiness. Motion was seconded by Machiela.

A roll call vote was taken:

Machiela – Yes

Dreyer – No

Veldheer – Yes
Hossink – No
Vander Zwaag – No

Motion failed 2-3.

General discussion was held.

Hossink provided a motion to postpone consideration of the application to seek the opinion of the township legal counsel regarding the proposed as an agri-business and to seek the State and/or Federal definition of an agribusiness.

Motion failed for lack of support.

Hossink provided a motion to recommend denial based on the findings that the proposed does not meet the requirements of the Zoning Ordinance, specifically the minimum acreage, minimum lot width and setbacks to adjacent residential structures. Motion was seconded by Dreyer.

A roll call vote was taken:

Machiela – Yes
Dreyer – Yes
Veldheer – Yes
Hossink – Yes
Vander Zwaag – Yes

Motion carried 5-0.

Additional discussion was held regarding the proposed use.

Dreyer provided a motion to recommend a one year time period for the applicant to process the remaining wood and vacate the property or submit and receive approval for a new site plan. Motion includes that no new wood may be brought into the property. Machiela seconded the motion.

A roll call vote was taken:

Machiela – Yes
Dreyer – Yes
Veldheer – Yes
Hossink – Yes
Vander Zwaag – Yes

Motion carried 5-0.

At 8:45pm Chairperson Vander Zwaag recognized Ransford to discuss the proposed temporary or unusual use application from Les Jongekrijg at 9622 Port Sheldon Street.

Ransford explained that the applicant is seeking the usual permission to sell flowers, produce, Christmas trees and related items from May 1, 2012 to December 20, 2012.

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

At 8:46pm Chairperson Vander Zwaag recognized Ransford to discuss the proposed revision to Section

15.02 of the Zoning Ordinance.

Ransford explained that the proposed text would fix a loophole recently discovered by the Planning Commission.

Hossink provided a motion to schedule the proposed for public hearing. Motion was seconded by Dreyer and carried unanimously.

At 8:51pm Chairperson Vander Zwaag recognized Ransford to discuss Knox Boxes

Ransford explained the opinion of the Fire Chief regarding alarmed residences.

Discussion was held regarding the procedure for this review. Randy Vander Zwaag noted that the Fire Board asked the Board of Trustees to examine Knox Boxes and that the Board of Trustees directed the Planning Commission to review their use for new businesses only. The Fire Board seeks language in the Zoning Ordinance to require Knox Boxes for new businesses.

General discussion was held.

Hossink provided a motion for Ransford to draft language for new businesses or public buildings not often occupied or a business or public building that seeks a building addition. Motion was seconded by Veldheer and carried unanimously.

At 8:58pm Chairperson Vander Zwaag recognized Ransford to discuss the Wishbone Estates mining special use renewal on Stanton Street, parcel number 70-12-06-200-004.

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

Motion was provided by Hossink to recommend renewal. Motion was seconded by Veldheer and carried unanimously.

At 8:59pm Chairperson Vander Zwaag recognized Ransford to discuss the H&R mining special use renewal on Fillmore Street, parcel number 70-12-06-100-004, 70-12-06-100-003, 70-12-06-100-019 and 70-12-06-100-024.

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

Motion was provided by Hossink to recommend renewal pending the payment of the fee. Motion was seconded by Machiela and carried unanimously.

At 9:00pm Chairperson Vander Zwaag recognized Ransford to discuss the August lighting special use renewal on Stanton Street, parcel number 70-12-01-300-043.

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

Motion was provided by Hossink to recommend renewal. Motion was seconded by Veldheer and carried unanimously.

At 9:02pm Vander Zwaag sought Planning Commission member comment.

Discussion was held regarding waiver language.

At 9:11 Hossink provided a motion to adjourn. Motion was seconded by Dreyer and carried unanimously.

Respectfully submitted,

SIGNED: _____ DATE: _____

OLIVE TOWNSHIP
PLANNING COMMISSION
Special Meeting
March 21, 2012

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 Todd Wolters, Rich Maike and Ed Hoezee.

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

Hossink provided a motion to approve the minutes of the February 14, 2012 meeting. Motion was seconded by Machiela and carried unanimously.

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

There were none.

At 7:33pm Chairperson Vander Zwaag recognized Ransford to discuss the site plan application from Dan Hoe Excavating, Incorporated at 13664 Rocky's Road.

Ransford explained that the applicant proposes to erect a six foot tall vinyl coated chain link fence with slats woven within most of the fence to screen the outdoor storage area for the purpose of increased security. Ransford noted five items of consideration for the Planning Commission, which included the determination of an acceleration/deceleration lane; the setback of the fence at 50 feet; the review of the fence supplementing landscaping in some areas; the compliance of the existing outdoor lighting and; the screening of the parking lot.

Rich Maike spoke on behalf of Dan Hoe Excavating and explained that they are seeking a fence for security and is concerned about the 50-foot setback requirement because the over head door at the southeast corner would be rendered useless if they had to move the fence to 50 feet because of 60-foot long trucks and the related turning radius.

Hossink – The Ordinance says 50 feet for a setback. They would need a variance, correct?

Ransford – Yes.

Machiela – I prefer the chain link to be at the right-of-way line as proposed.

Ransford – Given that a 12-foot tall fence is the maximum permitted in the Heavy Industrial Zoning District, if we allowed a fence at the line it could conceivably be a 12 foot tall wall.

Machiela – We should change the Ordinance.

The Planning Commission discussed four of the five items noted by Ransford. Consensus was reached that the acceleration/deceleration lane is not required; the lighting as it exists is compliant; the screening of the fence slats supplements further landscaping requirements and; the parking screening is sufficient based on an existing “to-remain” brush line.

The Planning Commission then discussed the setback of the fence. It was noted that the property is believed to have been originally approved as part of a PUD. Given this, the flexibility of the PUD provisions was reviewed by Ransford.

Ransford noted that Section 19.09J provides for reasonable conditions to be applied to the approval of a PUD site plan, including but not limited to conditions necessary to protect natural resources, the health, safety and welfare of those who will use the land or activity under consideration, residents and landowners immediately adjacent to the proposed land use and the community as a whole. It was noted that given that the site plan may be revised through site plan review, the applicant is within the appropriate process.

General discussion was held.

Hossink provided a motion to recommend approval of the site plan with the condition, in accordance with Section 19.09J, that the eastern most fence is located parallel to 136th Avenue at a depth equal to the existing pavement and the interior difference between the front yard setback of 50 feet and the location of the fence is landscaped with a berm of at least three feet in height from an elevation of 629 feet. In addition, the fence may be located anywhere on the berm, as determined by the applicant. The recommendation is also based on the condition that the existing lawsuit is dissolved, the property is confirmed by staff as being within a PUD and in the instance the property is not within a PUD that a variance is acquired to locate the fence within the 50-foot setback. Motion was seconded by Machiela and carried unanimously.

At 8:39pm Chairperson Vander Zwaag recognized Ransford to discuss the proposed temporary or unusual use application from Edward Hoezee at 9622 Port Sheldon Street.

Ed Hoezee explained that he wanted to sell t-shirts and sweatshirts for four days and perhaps an extra day during the spring, summer and fall months at 9622 Port Sheldon Street. He would set up at 6:00am and be done at 9:00pm.

General discussion was held.

Machiela provided a motion to recommend approval as presented by the applicant and to limit the maximum amount of days to no more than six. Motion was seconded by Dreyer and carried unanimously.

At 8:44pm Chairperson Vander Zwaag recognized Ransford to discuss the proposed temporary or unusual use application from Potter Orchards at 0 – Port Sheldon Street.

Ransford explained that Potter Orchards are seeking the same signage and use as the previous year.

General discussion was held regarding the cleanliness of the site.

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

At 8:45pm Chairperson Vander Zwaag recognized Ransford to discuss the proposed Apartments language.

Ransford explained that the proposed permits apartments in the Commercial Zoning District and redefines apartments. Consensus was reached to schedule the proposed for public hearing.

At 8:54pm 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 noted that the fee was paid and there have been no complaints.

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

At 8:55pm Chairperson Vander Zwaag recognized Ransford and Hossink to discuss Knox Boxes

Hossink explained that the Fire Chief would like Knox Boxes to be required for commercial and industrial properties. Ransford added that the Chief also wanted the boxes required for alarmed residences. General discussion was held and consensus was reached to receive clarification from the chief regarding the residential use of the boxes.

At 9:05pm Hossink provided a motion to adjourn. Motion was seconded by Machiela and carried unanimously.

Respectfully submitted,

SIGNED: _____ DATE: _____

OLIVE TOWNSHIP
PLANNING COMMISSION
Regular Meeting
February 14, 2012

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	

Hossink provided a motion to approve the agenda with the amendment to add the Aukema Special Use renewal after Old Business. Motion was seconded by Machiela and carried unanimously.

Hossink provided a motion to approve the minutes of the January 10, 2012 meeting. Motion was seconded by Machiela and carried unanimously.

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

Todd Wolters discussed agriculturally zoned properties and the rights to divide such land especially parcels that predated the non-farm parcel division restrictions. General discussion was held regarding the rights of those parcels and it was agreed to reexamine the subject during the master plan discussion concerning the agricultural chapter at a future meeting.

Todd Wolters also discussed the Dan Hoe property and the possibility at dissolving the settlement to ensure the owner visits the Planning Commission for site improvements rather than only the Board of Trustees due to the agreement.

At 7:44pm 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 7:45pm Chairperson Vander Zwaag recognized Ransford to discuss the special use application from Wolverine Sign Works to expand an existing billboard by approximately 2.135 square feet on parcel number 70-12-29-300-026.

Ransford explained that the applicant is seeking to construct an extension of approximately 2.135 square feet to an existing 176 square foot billboard. Ransford noted that the Planning Commission could approve the request under Section 20.02A of the Zoning Ordinance.

General discussion was held.

Hossink noted that given that the support structure is remaining unchanged as well as the related setback, the extension could comply for the structure since it is non-conforming.

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

Hossink provided a motion to recommend approval based on the applicant meeting the standards provided in Section 18.06 and Section 25.06 below:

Section 18.06 - Required Standards and Findings for Making Determinations

1. Will be harmonious with and in accordance with the general objectives, intent and purposes of this Ordinance.

Given that the proposed does not increase its nonconformities and the total area of the billboard will be less than the maximum, we believe that the proposed extension will be harmonious with and in accordance with the objectives, intent and purposes of the Ordinance.

2. Will be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.

Given the small size of the request and the fact that it is proposed on the existing billboard, we believe that it will be designed and constructed in a harmonious fashion with the character of the area.

3. Will be served adequately by essential public facilities and services; such as, highways, roads, police and fire protection, drainage structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed special use shall be able to provide adequately any such service.

We believe that the billboard will continue to be adequately served by essential facilities and services.

4. Will not be hazardous or disturbing to existing or future neighboring uses.

We do not believe that the proposed will be hazardous or disturbing to the existing or future uses given the small size of the proposed and the fact that the existing billboard is well under the maximum size.

5. Will not create excessive additional requirements at public cost for public facilities, utilities and services.

We do not anticipate any additional requirements at public cost for facilities, utilities or services.

Section 25.06 - Standards.

- A. The applicant may legally apply for site plan review.

The applicant may legally apply.

- B. All required information has been provided.

All of the required information has been provided.

- C. The proposed development conforms to all regulations of the zoning district in which it is located.

We believe the proposed does conform to all regulations of its zoning district.

- D. All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of the lot, the character of adjoining property, and the type and size of buildings. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.

We believe this standard is met with the proposed.

- E. The site plan shows the use will be adequately served by necessary improvements, including but not limited to sewage collection and treatment, potable water supply, storm drainage, lighting, roads, and parking.

We believe this standard is met especially because the proposed is not reliant on any of these except for roads, which are sufficient.

- F. The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission or Township Board may require that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.

There will be no changes to the landscape. As a result, this standard is met.

- G. Natural resources will be preserved and protected to the maximum feasible extent and organic, wet, or other soils which are not suitable for development will be undisturbed or will be modified in an acceptable manner.

There will be no changes to the landscape. As a result, this standard is met.

- H. The proposed development will not cause soil erosion or sedimentation problems.

There will be no changes to the landscape. As a result, this standard is met.

- I. The drainage plan for the proposed development is adequate to handle anticipated storm water runoff. Storm drainage measures shall comply with the following:

1. Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties, the public storm water drainage system, or nearby bodies of water, or cause erosion or the formation of dust.

2. The use of detention/retention ponds may be required.
3. Surface water on all paved areas shall be collected at locations so that it will not obstruct the flow of vehicular or pedestrian traffic or create standing water that may interfere with this traffic.
4. Areas of natural drainage such as swales, wetlands, ponds, or swamps shall be protected from grading activity and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.
5. Catch basins or other protective measures may be required to contain oil filters or traps to prevent contaminants from being discharged to the natural drainage system. Other provisions may be required to contain runoff or spillage from areas where hazardous materials are stored, or proposed to be stored.

There will be no changes to the landscape nor will the impervious surface area be increased (it is merely taller, not wider). As a result, this standard is met.

- J. The proposed development properly respects floodways and floodplains on or in the vicinity of the subject property.

There will be no changes to the landscape. As a result, this standard is met.

- K. The plan meets the specifications of the Township for water supply, sewage disposal or treatment, storm drainage, and other public facilities.

Given that the proposed does not depend on water supply, sewage disposal and etcetera, this standard is met.

- L. With respect to vehicular and pedestrian circulation on the site, including walkways, interior drives, and parking; special attention shall be given to the location, number and spacing of access points; general interior circulation; separation of pedestrian and vehicular traffic; the avoidance of building corners next to access drives; and the arrangement of parking areas that are safe and convenient, and insofar as practicable, do not detract from the design of the proposed buildings and structures, neighboring properties and flow of traffic on adjacent streets.

Given that the proposed does not experience traffic except for updating the message on the billboard (or in this case the construction of the extension) we believe that this standard has been achieved.

- M. All buildings or groups of buildings shall be so arranged as to permit emergency vehicle access by some practical means as required by the Township fire department.

We believe that the proposed is arranged accordingly.

- N. The site plan shall provide reasonable, visual, and sound privacy for all dwelling units located therein. Fences, walls, barriers, and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.

We believe this standard is met as no dwellings are proposed on the property.

- O. All loading and unloading areas and outside storage of materials which face or are visible from residential districts or public thoroughfares, shall be screened by a vertical screen consisting of structural or plant materials. Also, outdoor storage of garbage and refuse shall be contained, screened from view, and located so as not to be a nuisance to the subject property or neighboring properties.

We believe this standard is met as there is no proposed loading and unloading area nor is any garbage stored on the property.

- P. All lighting shall be shielded from adjacent properties and public right-of-way.

We believe this standard is met as there is no existing lighting for the billboard nor is any lighting proposed.

- Q. Phases of development are in logical sequence so that any phase will not depend upon a subsequent phase for adequate access, public utility services, drainage, or erosion control.

There are no phases for the proposed. As a result, we believe this standard is met.

- R. Site plans shall conform to all applicable requirements of state and federal statutes and approval may be conditioned on the applicant receiving necessary state and federal permits before a building permit or occupancy permit is granted.

This standard has been noted and appears to be met.

Motion was seconded by Machiela and carried unanimously.

At 7:50pm Chairperson Vander Zwaag recognized Ransford to discuss the proposed text amendments to Sections 12.08B, 12.08G, 12.08H, 12.08L, 13.08B, 13.08C, 14.06B, 14.06C, 21.28A3.b, 21.28B2.c.i and 26.09 of the Zoning Ordinance.

Ransford explained the proposed changes that were provided by direction of the Planning Commission at the previous meeting regarding berms and landscaping.

Dreyer expressed concern regarding the prohibition of clay in berms. After discussion regarding the matter, consensus was reached to strike “(sandy or sandy topsoil)” and the last line of Section 21.28A3bii.

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 of the text as presented with the proposed revisions to Section 21.28A3bii. Motion was seconded by Dreyer and carried unanimously.

At 8:00pm Chairperson Vander Zwaag recognized Ransford to discuss the proposed Renewable Energy Ordinance language.

Ransford explained the biofuel, anaerobic digesters and solar provisions within the proposed.

Hossink raised concern regarding the clarity of the definition of At-home. Consensus was reached to revise the definition to make sure it is referring to the production of biofuel and not the production of the At-home facility.

Dreyer raised concern regarding whether the At-home facilities would be taxed or registered with the State. Consensus was reached to direct staff to investigate this concern.

Dreyer noted that the safety measures are lengthy regarding solar but not as much with anaerobic digesters. Consensus was reached to direct staff to investigate this concern.

At 8:14pm Chairperson Vander Zwaag recognized Ransford to discuss the proposed Live-Work language.

Ransford explained that the Board of Trustees wanted the Planning Commission to investigate permitting apartments above storefronts. Ransford provided language concerning live-work units in which the occupant of the living area must work at the store below.

General discussion was held.

Hossink expressed that a simple apartment should be allowed above commercial store fronts without the live-work requirement. Consensus was reached to pursue this proposed scenario.

Concern was raised regarding reference to residential and commercial cods in the proposed zoning ordinance language and inspections for safety as codes change. Ransford was directed to investigate these matters.

At 8:19pm Chairperson Vander Zwaag recognized Ransford to discuss the additional ordinance reviews regarding Section 13.08, Section 14.06, Section 19.05, Section 25.08 and Section 25.09.

Ransford indicated that Section 13.08, Section 14.06, Section 25.08 and Section 25.09 were reviewed prior to the joint meeting with the Board of Trustees. As a result of the completion of the joint meeting, these sections are back for their continued review. Section 19.05 and PUDs in general was an additional provision to review as a result of the joint meeting. Ransford did not provide proposed revisions to the PUD article.

Hossink raised concern regarding Sections 13.08J and 14.06J concerning screening of agricultural farm fields or farm operations. He indicated that he believes it is unnecessary. Consensus was reached to strike the zoning districts from these sections and simply indicate if the use in the Light Industrial or Heavy Industrial Zoning District abuts a residential zoning district or residentially used property, that screening is necessary. The previous desire to place “commercially used” in the text will not be included.

General discussion was held.

Hossink provided a motion to schedule the proposed ordinance amendments with the suggested changes to Sections 13.08J and 14.06J at the next available meeting. Motion was seconded by Machiela and carried unanimously.

At 8:30pm Chairperson Vander Zwaag recognized Ransford to discuss the Dennis Aukema special use renewal for a storage building at 12448 Blair Street, parcel number 70-12-21-300-011.

Ransford noted that the fee was paid and no complaints have been received.

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

At 8:31pm Chairperson Vander Zwaag sought Planning Commission Member Comment.

Discussion was held regarding wood burners.

At 8:43pm Hossink provided a motion to adjourn. Motion was seconded by Machiela and carried unanimously.

Respectfully submitted,

SIGNED: _____ DATE: _____

OLIVE TOWNSHIP
PLANNING COMMISSION
Regular Meeting
January 10, 2012

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	

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

Machiela provided a motion to approve the minutes of the December 13, 2011 joint meeting. Motion was seconded by Hossink and carried unanimously.

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

There were none.

At 7:33pm Chairperson Vander Zwaag recognized Ransford to discuss the proposed text amendments to Section 12.08, 13.08 and 14.06 of the Zoning Ordinance.

Ransford explained that the language has been designed to remove internal access drives from industrially zoned properties. In addition, the proposed language allows the Planning Commission to determine if an acceleration/deceleration lane should be required for commercially or industrially zoned properties and allows the Planning Commission to defer to the Ottawa County Road Commission to review and determine the requirements of the lane.

General discussion was held.

Hossink provided a motion to schedule the proposed for public hearing. Motion was seconded by Machiela and carried unanimously.

At 7:35pm Chairperson Vander Zwaag recognized Ransford to discuss Article 12 of the Zoning Ordinance.

Ransford explained that the Planning Commission determined at its December meeting that it was appropriate to review Article 12 as a whole regarding landscaping and drives. Ransford explained that the landscaping requirements for commercial property are located in Section 21.28 and there are no provisions regarding drives in Article 12. Ransford provided a copy of Section 21.28 as well as Article 12 and reviewed the decisions made at July 12, 2011 Planning Commission minutes regarding Article 12.

Hossink – I am concerned with the berm requirement in Section 21.28 because the berms we have seen in practice have not served their point.

Ransford – I would encourage the Planning Commission to revise the word “should” to “shall” in Section 21.28B2 because there is essentially no minimum.

Dreyer – I am for berms and they just need to be build correctly. Perhaps we need to strengthen them with specifics.

Consensus was reached that the notes from the July 12, 2011 meeting remain valid; the word “shall” needs to replace “should” in Section 21.28B2 and the berm language should be strengthened to be successful. Consensus was additionally reached to schedule the language for public hearing.

At 7:52pm 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 7:56pm Chairperson Vander Zwaag noted there was no Old Business.

At 7:57pm Chairperson Vander Zwaag sought Planning Commission Member Comment.

The 2011 Annual Report was discussed. Motion was provided by Hossink to approve and provide to the Board of Trustees. Motion was seconded by Machiela and carried unanimously.

At 7:59pm Machiela provided a motion to adjourn. Motion was seconded by Veldheer and carried unanimously.

Respectfully submitted,

SIGNED: _____ DATE: _____