

OLIVE TOWNSHIP
PLANNING COMMISSION

Regular Meeting
May 10, 2005

THE MEETING WAS CALLED TO ORDER AT 7:30PM BY CHAIRPERSON DREYER

PRESENT

GARRY DREYER

SHANE RUSSELL

TERRY HOSSINK

WAYNE VANDERZWAAG

ANDY MACHIELE

GREGORY L. RANSFORD

ABSENT

None.

DREYER PROPOSED TO AMEND THE AGENDA TO INCLUDE THE OFF-PREMISE FARM SIGNS FOR VISSER. VANDERZWAAG PROVIDED A MOTION OF SUCH AS WELL AS WITHIN THE SAME MOTION TO APPROVE THE APRIL MEETING MINUTES. MOTION CARRIED.

MOTION BY HOSSINK TO APPROVE THE MINUTES OF THE MARCH 8, 2005 MEETING. MOTION CARRIED UNANIMOUSLY.

CHAIRPERSON DREYER OPENED THE FLOOR FOR ANY CITIZEN COMMENTS REGARDING ITEMS NOT ON THE AGENDA.

Wayne Linderman of 13957 Bagley Street provided his concerns regarding the Zelenka Nursery. Specifically, their work has increased dramatically, which has caused an equal increase in dust. As a result, he has concerns about the residential area between 136th and 140th on Bagley Street. He does not believe there is enough employee parking and it is not really an agricultural operation anymore.

General discussion was held. Chairperson Dreyer read a letter from Supervisor Arlan Meekhof regarding the situation and a meeting he recently held with the owner. Wayne appreciated the opportunity to discuss the matter with the Planning Commission and simply wants the Township to be aware of the activities of the operation.

AT 7:45 P.M. CHAIRPERSON DREYER OPENED THE PUBLIC HEARING FOR THE BREWERS MAP AMENDMENT REQUEST TO CHANGE PARCEL NUMBERS 70-12-32-300-030, 70-12-32-300-035 AND 70-12-32-300-044 AS WELL AS THE WETERN PORTION OF 70-12-32-300-055 FROM LOW DENSITY RESIDENTIAL TO LIGHT INDUSTRIAL. CHAIPERSON DREYER RECOGNIZED RANSFORD TO PROVIDE AN OVERVIEW OF THE REQUEST.

Ransford explained that the Township Master Plan specifically recognizes this area as adequate for necessary transportation networks, that it is preserving agricultural property and that the Utility Improvement plan within the Master Plan designates this area for such improvements. Furthermore, the railroad network has been emphasized in the Plan as an appropriate and useful tool for industrial property, which said railroad is adjacent, if rezoned.

General discussion was held.

RUSSEL PROVIDED A MOTION TO RECOMMEND APPROVAL OF THE MAP AMENDMENT REQUEST. MOTION CARRIED UNANIMOUSLY.

AT 8:10 P.M. CHAIRPERSON DREYER RECOGNIZED TIM TALSMA TO DISCUSS THE TALSMA FURNITURE SITE PLAN REVIEW APPLICATION.

Talsma provided a brief overview of the project.

Dreyer raised concerns regarding the drainage plan. Hossink suggested that the Township engineer verify the calculations for the drainage. Talsma indicated that all other agency required permits are currently under review by each agency.

Ransford questioned if the plan as show satisfies the landscape requirements, as three (3) of the deciduous trees are located along the entry drive and not adjacent to the road. The Commission advised that such arrangement is compliant with the intent of the Ordinance. Ransford asked Talsma if the building is proposed entirely of brick. Talsma indicated that portions are painted block to provide that appearance. Ransford also asked if the applicant was proposing to pave the easement at their expense. Talsma indicated that they would pave the easement themselves to their driveway entrance (and pave their driveway). It was noted that the lighting and parking are both sufficient. VanderZwaag noted that more trees along the East side of the building may be appropriate.

MACHIELE PROVIDE A MOTION TO APPROVE THE SITE PLAN PENDING ACQUISITION OF ALL NECESSARY GOVERNMENTAL AGENCY PERMITS (I.E. MDEQ, OCEHD), THE ADDITION OF THREE (3) MORE EVERGREEN TREES ON THE EAST SIDE OF THE BUILDING (NEAR THE NUMBER 5 BOX ON THE SITE PLAN, AS INDICATED BY TALSMA AS THE BEST LOCATION) AND THE REVIEW AND APPROVAL OF THE DRAINAGE CALCULATIONS BY THE TOWNSHIP ENGINEER. MOTION CARRIED UNANIMOUSLY.

AT 8:30 P.M. CHAIRPERSON DREYER ACKNOWLEDGED RANSFORD REGARDING THE SPECIAL USE RENEWAL FOR H&R SAND. RANSFORD INDICATED THERE ARE NO COMPLAINTS AND ALL NECESSARY FEES ARE RECEIEVED. HOSSINK PROVIDE A MOTION TO APPROVE WITH THE CONDITION THAT AN END USE PLAN BE PROVIDED BY NEXT YEAR'S RENWAL. MOTION CARRIED UNANIMOUSLY.

AT 8:31 P.M. CHAIRPERSON DREYER ACKNOWLEDGED RANSFORD REGARDING THE SPECIAL USE RENEWAL FOR WISHBONE ESTATES. RANSFORD INDICATED THERE ARE NO COMPLAINTS AND ALL NECESSARY FEES ARE RECEIEVED. HOSSINK INDICATED THAT HE BELIEVES THEY ARE MINING REVERSE OF THE APPROVED PLAN. RANSFORD IS TO INSPECT. VANDERZWAAG PROVIDED A MOTION TO APPROVE. MOTION CARRIED UNANIMOUSLY.

AT 8:35 P.M. CHAIRPERSON DREYER ACKNOWLEDGED RANSFORD REGARDING THE SPECIAL USE RENEWAL FOR KINGDOM AUTO. RANSFORD INDICATED THERE ARE NO COMPLAINTS HOWEVER NO FEES ARE RECEIEVED. HOSSINK PROVIDE A MOTION TO TABLE UNTIL THE FEES ARE RECEIVED. MOTION CARRIED UNANIMOUSLY.

AT 8:37 P.M. CHAIRPERSON DREYER ACKNOWLEDGED RANSFORD REGARDING THE SPECIAL USE RENEWAL FOR THE BERRY BUNCH. RANSFORD INDICATED THERE ARE NO COMPLAINTS HOWEVER NO FEES ARE RECEIEVED. VANDERZWAAG PROVIDE A MOTION TO TABLE UNTIL THE FEES ARE RECEIVED. MOTION CARRIED UNANIMOUSLY.

AT 8:39 P.M. CHAIRPERSON DREYER ACKNOWLEDGED RANSFORD REGARDING THE SPECIAL USE RENEWAL FOR OLD LAMPOST. RANSFORD INDICATED THERE ARE NO COMPLAINTS AND ALL NECESSARY FEES ARE RECEIEVED. HOSSINK PROVIDED A MOTION TO APPROVE. MOTION CARRIED UNANIMOUSLY.

AT 8:41 P.M. THE VISSER OFF-PREMISE FARM SIGN APPLICATION WAS REVIEWED. VANDERZWAAG PROVIDED A MOTION TO APPROVE. MOTION CARRIED UNANIMOUSLY.

AT 8:43 P.M. GENERAL DISCUSSION WAS HELD REGRDING CONTRACT ZONING AS WELL AS AGRICULTRUAL LOT SIZES. THE PLANNING COMMISSION AGREED TO FURTHER REVIEW AG LOT SIZES DURING THE MASTER PLAN PROCESS.

AT 8:55 CHAIRPERSON DREYER ASKED IF THERE WERE ANY COMMISSIONER COMMENTS. THE LAO BUDDHIST TEMPLE PARKING WAS DISCUSSED, AS THEY FAR EXCEED WHAT WAS RECOMMENDED – HOWEVER, THE PLAN HAS NOT BEEN APPROVED YET BY THE TOWNSHIP, AS THE LETTER OF CREDIT IS NOT YET RECEIVED.

AT 9:00 P.M. VANDERZWAAG PROVIDED A MOTION TO ADJOURN. MOTION CARRIED UNANIMOUSLY.

Respectfully submitted,

SIGNED: _____

DATE: _____