

OLIVE TOWNSHIP
PLANNING COMMISSION

Regular Meeting
June 14, 2005
(REVISED)

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

PRESENT

GARRY DREYER
SHANE RUSSELL
TERRY HOSSINK
WAYNE VANDERZWAAG
ANDY MACHIELA
GREGORY L. RANSFORD

ABSENT

None.

MACHIELA PROVIDED A MOTION TO APPROVE THE AGENDA. MOTION CARRIED.

MOTION BY HOSSINK TO APPROVE THE MINUTES OF THE MAY 10, 2005 MEETING.
MOTION CARRIED UNANIMOUSLY.

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

Zelenka Nursery representatives Jack Barr, from Nederveld Associates, and Jeff Bucek of Zelenka Nursery presented a conceptual migrant housing plan to be constructed on an approximate five (5) acre parcel on 136th Avenue, south of Stanton Street.

Zelenka indicated that they want new migrant housing in this area because it is contiguous to approximately 140 acres, which they hold a lease agreement to farm and there is only one (1) direct neighbor to the north, so disturbance would be very small.

Ransford indicated that Supervisor Meekhof informed him that Zelenka did request the opportunity to speak with the commission about the proposal and thus is why they are here today. Ransford also indicated, however, that Section 21.41 of the Zoning Ordinance considers migrant housing a Special Accessory Use, which requires a site plan review before the Planning Commission and Board of Trustees. Ransford added that this was discussed with Zelenka in December of 2004.

HOSSINK – HOW MANY RESIDENTS WILL THIS HOLD?

BUCEK – EIGHT (8) PER UNIT.

General discussion was held regarding parking. Hossink is concerned about that many people per unit with so little parking. Bucek indicated that there is no parking requirement per the State of Michigan.

General discussion was held regarding Section 21.41A, which requires 40 acres of minimum parcel size for such housing, unless permitted by the Commission to be less. Discussion was also held about the location of the principal use/building.

HOSSINK – HOW LONG IS THE LEASE AGREEMENT?

BUCEK – TWENTY YEARS AND ZELENKA HOLDS FIRST RIGHT OF REFUSAL.

RANSFORD – CAN YOU PROVIDE A COPY OF THE AGREEMENT? IF SO, ADD TO YOUR PROPOSAL WHEN SUBMITTED.

June14.05

HOSSINK – HOW MANY FLOORS IN EACH UNIT?

BUCEK – ONE (1) FLOOR PER BUILDING.

Russel questioned the drives in the setback areas. These should be addressed in accordance with the Ordinance at time of submission.

DREYER – WHAT IS THE OPERATION TIME?

BUCEK – FROM MID FEBRUARY TO THANKSGIVING.

Hossink raised concerns about the drives in the setbacks, no landscape buffer especially because Zelenka does not own 40 acres or the lots surrounding the proposed housing. Barr asked that the conditions of landscaping could be applied under annual review. Hossink indicated such could be added annually. Ransford suggested that the landscaping be utilized now, rather than 20 years from now near expiration and the growth is that much time deprived to enhance the buffer. The landscaping should be put in now to anticipate future housing and other development that needs protection.

General discussion was held regarding water and sewer. Barr indicated that a sanitary sewer system from the County would be available. General discussion was held regarding layout of buildings, drives and safety of children and residents. Zelenka was advised to be prepared to address noise and trash, which have been the biggest recent complaints. Bucek indicated that there would be an on-site maintenance crew and a migrant recruiter would live in the housing. General discussion was held regarding the drives and parking, which Bucek indicated would be paved.

General consensus was provided regarding various issues and the applicant was advised to prepare a submission in accordance with Section 21.41 as well as the Site Plan Review Article and Special Use Article among other sections.

AT 8:15 P.M. CHAIRPERSON DREYER RECOGNIZED JACK BARR FROM NEDERVELD ASSOCIATES, WHO ALSO REPRESENTS OLIVE LAKE ESTATES (OLE). OLE HAS SUBMITTED A PLAN IN ACCORDANCE WITH ARTICLE 25 TO PROVIDE A MINOR AMENDMENT TO THEIR END USE PLAN.

Barr indicated that the construction plans are currently being reviewed by the State. The main revisions include minor changes to some lot widths and/or depths and area by a few feet. Ransford presented other minor changes, which included a new diagram of the 8 inch sewer line as well as revisions in plan references regarding open space. Nederveld indicated to Ransford that the overall open space remains the same.

HOSSINK PROVIDED A MOTION TO APPROVE. MOTION CARRIED.

AT 8:22 P.M. CHAIRPERSON DREYER ACKNOWLEDGED RANSFORD REGARDING THE SPECIAL USE RENEWAL FOR THE BERRY BUNCH TO ESTABLISH OFF-PREMISE FARM SIGNS. RANSFORD INDICATED THERE ARE NO COMPLAINTS AND ALL NECESSARY FEES ARE RECEIVED. GENERAL DISCUSSION WAS HELD. HOSSINK PROVIDED A MOTION TO APPROVE. MOTION CARRIED UNANIMOUSLY.

AT 8:30 P.M. CHAIRPERSON DREYER ACKNOWLEDGED RANSFORD REGARDING THE SPECIAL USE RENEWAL FOR KINGDOM AUTO TO OPERATE AN AUTOMOBILE SALES SHOP IN A RESIDENTIAL AREA. RANSFORD INDICATED THERE ARE NO COMPLAINTS AND THE FEE HAS BEEN RECEIVED. RANSFORD INSPECTED THE SITE AND FOUND 19 CARS, WHICH IS THREE (3) OVER THE MAXIMUM PERMITTED. HOSSINK AND MACHIELA FOUND THE SITE OUT OF COMPLIANCE PREVIOUSLY AS WELL. RANSFORD INDICATED HE HAS SENT A NOTICE TO KINGDOM AUTO. HOSSINK PROVIDED A MOTION TO APPROVE. MOTION CARRIED UNANIMOUSLY.

June14.05

AT 8:35 P.M. CHAIRPERSON DREYER ACKNOWLEDGED RANSFORD REGARDING THE SPECIAL USE RENEWAL FOR TOM WEBBER'S WOODWORKING SHOP IN A RESIDENTIAL AREA. RANSFORD INDICATED THERE ARE NO COMPLAINTS AND THE FEE WAS RECEIVED. VANDERZWAAG PROVIDED A MOTION TO APPROVE. MOTION CARRIED UNANIMOUSLY.

AT 8:36 P.M. CHAIRPERSON DREYER ACKNOWLEDGED RANSFORD REGARDING THE SPECIAL USE RENEWAL FOR HOWARD BAUMANN'S AGRICULTURAL STORAGE BUILDING. RANSFORD INDICATED THERE ARE NO COMPLAINTS AND ALL NECESSARY FEES ARE RECEIVED. HOSSINK PROVIDED A MOTION TO APPROVE. MOTION CARRIED UNANIMOUSLY.

AT 8:37 P.M. GENERAL DISCUSSION WAS HELD REGARDING A NUISANCE ORDINANCE SPECIFIC TO DUST CONTROL AND NOISE. THE PLANNING COMMISSION DIRECTED RANSFORD TO REQUEST A SAMPLE ORDINANCE FROM THE TOWNSHIP LEGAL COUNSEL IN THIS REGARD. SURVEY TOPICS WERE ALSO DISCUSSED. THE GENERAL CONSENSUS WAS THAT THE PROPOSAL BREIFING ABOUT LSL PLANNING WAS SUFFICIENT AND WE WOULD WAIT FOR THEIR FURTHER DISCUSSIONS TO DEVELOP A SURVEY. GENERAL DISCUSSION WAS ALSO HELD ABOUT HIGH DENSITY AREAS.

AT 9:12 P.M. MACHIELA PROVIDED A MOTION TO ADJOURN. MOTION CARRIED UNANIMOUSLY.

Respectfully submitted,

SIGNED: _____

DATE: _____