

OLIVE TOWNSHIP
PLANNING COMMISSION

Regular Meeting
July 12, 2005

The meeting was called to order at 7:30pm by Chairperson Dreyer.

PRESENT

Garry Dreyer
Terry Hossink
Wayne VanderZwaag
Andy Machiela
Gregory L. Ransford

ABSENT

Shane Russell

Hossink provided a motion to approve the agenda. Motion carried unanimously.

Machiela provided a motion to approve the minutes of the June 14, 2005 meeting. Motion carried unanimously.

Chairperson Dreyer opened the floor for any citizen comments regarding items not on the agenda. There were none.

At 7:32pm Chairperson Dreyer presented the Fillmore Development PUD Amendment application, which requests to reduce some lots to a width not less than 70 feet and to reduce the enclosed storage space requirement from a minimum of 600 square feet to 400 square feet for each lot. Ransford noted that there was a complication with the public hearing notice and that the hearing could not be held today, however, discussion is permitted. The public hearing will be scheduled for the August meeting.

General discussion was held regarding the request. Consensus was reached that the 70 foot width request was reasonable, however, the reduction in enclosed storage space is not supported.

Hossink provided a motion to table until the public hearing is scheduled in August. Motion carried unanimously.

At 7:45pm Chairperson Dreyer presented the Olive Lake Estates Special Use renewal to continue their mining operation. General discussion was held. Hossink provided a motion to approve. Motion carried unanimously.

At 7:47pm Chairperson Dreyer presented the Jim Gruppen Special Use renewal to continue their mining operation, which the applicant previously noted to Ransford that it will be completed through this renewal. General discussion was held. Hossink provided a motion to approve. Motion carried unanimously.

At 7:50pm Chairperson Dreyer presented the proposed Junk Regulations and Building Maintenance text provided by Ransford. Ransford indicated that the text would alleviate potential gaps in the current text. General discussion was held. Consensus was reached that the current text could be revised with less changes and additions as proposed. It was agreed that the specific reference to "dwelling" shall be eliminated and subsequent text changed for cohesiveness throughout the text. The proposed text will be scheduled for a public hearing at a future meeting.

At 8:10pm Chairperson Dreyer entertained planning commission member comment on any matters. General discussion was held regarding the Verizon Wireless tower and related cabinets at 96th Avenue and Port Sheldon Street. Ransford explained that the approval was granted as a co-location and repair of an existing principal use structure. Co-locations require, in most instances, cabinetry for each wireless provider located on the tower. Thus, Verizon constructed their related cabinetry. All setbacks were met according to the Ordinance as well as height regulations.

At 8:25 General discussion was held on various topics.

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At 8:37 VanderZwaag provided a motion to adjourn. Motion carried unanimously.

Respectfully submitted,

SIGNED: _____

DATE: _____