

OLIVE TOWNSHIP  
PLANNING COMMISSION

Regular Meeting  
August 9, 2005  
**Revised**

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

PRESENT

Garry Dreyer  
Terry Hossink  
Shane Russell  
Andy Machiela  
Gregory L. Ransford

ABSENT

Wayne VanderZwaag

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

Hossink provided a motion to approve the minutes of the July 12, 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. Dreyer recognized Bob Soerentan from Eastbrook Homes to present the application.

Eastbrook Homes presented various housing plans that showed a third garage stall as the effort necessary to meet requirement of the 600 square feet.

Hossink indicated that the depth of the garage could be increased to meet the 600 square feet. Eastbrook Homes indicated that there are two (2) ways to meet the depth, but each increase the cost. They include taller walls with dock planking or filling with sand. General discussion was held.

At 7:41pm Chairperson Dreyer opened the public hearing.

Larry Bostler of 9465 112<sup>th</sup> Avenue expressed that he was concerned about a community of small houses and low income as well as future additional requests. He is not in favor of the request.

George Miles of 9455 112<sup>th</sup> Avenue inquired where cars would be located if the garage was smaller than required. He is against the request.

Gerry of 11260 Stanton Street is concerned about promises made without actual construction of those promises.

Chairperson Dreyer indicated that the plan should meet the Ordinance; not the Ordinance meeting the plan. The Ordinance was designed to promote keeping possessions inside a building.

At 7:50pm Chairperson Dreyer closed the public hearing. Dreyer provided an additional overview of the request; the applicant seeks 20 lots of less than 80 feet in width as well as all of the lots to have a garage of no less than 400 square feet, except those already containing a dwelling or a building permit. Ransford clarified that the development holds the same number of lots, only the width of some are proposed to change.

Machiela provided a motion to approve the 20 lots of narrow widths as indicated on the site plan, **which include lot numbers 38 through 55 that will hold a width of 70 feet, lot number 37 that will hold a width of 72 feet and lot number 56 that will hold a width of 71 feet.** Motion carried unanimously.

Machiela provided a motion to deny the request for smaller garages for all of the lots. Russell expressed his disagreement with the motion stating that a 600 square foot garage is typically big for a P.U.D. The votes where as follows: Machiela – Yes, Hossink – Yes, Dreyer – Yes, Russell – No.

At 7:56pm Chairperson Dreyer recognized Ransford regarding the Kortman Special Use renewal. Ransford noted that the project was approved a year ago with the option to extend the approval for an additional year. Therefore, the request is before the Commission. Hossink provided a motion to renew the Special Use. Motion carried unanimously.

At 8:00 General discussion was held on various topics, including the US-31 Bypass project.

At 8:23 Hossink provided a motion to adjourn. Motion carried unanimously.

Respectfully submitted,

SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_