

OLIVE TOWNSHIP  
PLANNING COMMISSION

Regular Meeting  
January 10, 2006

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

PRESENT

Garry Dreyer  
Terry Hossink  
Shane Russell  
Andy Machiela  
Wayne VanderZwaag  
Gregory L. Ransford, Planner

ABSENT

None.

Hossink provided a motion to amend the agenda to consider the West Michigan Processing Co-op Site Plan Application first and consequently approve the remaining agenda. Motion carried unanimously.

Machiela provided a motion to approve the minutes of the December 13, 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 recognized John Baumann, who spoke on behalf of the West Michigan Processing Co-op(WMPC) application.**

Mr. Baumann provided an overview of the project, which primarily includes the construction of an addition of approximately 4,320 square feet on an existing blueberry processing plant.

Chairperson Dreyer noted that the previous approval required certain blacktop improvements on the property, which were not completed accordingly. General discussion was held. Chairperson Dreyer asked why the application was before them. Ransford explained that due to the Commission's light agenda and the time constraints for blueberry processing this Spring as well as due to the minimal revisions required, the Township believed the application could be completed at this meeting. Mr. Baumann was to provide additional information today, which supported its transmission to the Planning Commission. Ransford did indicate, however, his preference to not provide any incomplete application to the Planning Commission, but he agreed based on the aforementioned factors.

Chairperson Dreyer raised the concern of recommending approval when the applicant failed to complete the conditions of the previous approval. Ransford added that, if we believe approval is appropriate, we can require a letter of credit in the amount necessary to complete the project. General discussion was held.

The Planning Commission and applicant reviewed the list of remaining items for completion, as provided by Ransford. Many were provided as complete, however, the following remain.

- Some dimensions, setbacks, and other numbers or details of plan are not legible. Please provide clearer information.
- Add number of structures and dwelling units.
- Add date of recent revision
- Existing zoning of site and surrounding properties is incorrectly identified. All properties are Light Industrial (LI) – please change.
- Indicate use of existing building on the plan and its height.
- Update sign indications on plan. It says “proposed,” however, it has been constructed.

- Must provide landscaping as required by this section (21.28), adjacent to the private easement. We cannot determine compliance with this section until the length of the private easement is defined.
- 21.28(D2) Must be provided.

Hossink provided a motion to approve pending an updated site plan per today's checklist (above) and the submission of an \$8,000.00 letter of credit to complete the paving by June 1, 2007. Motion carried unanimously.

**At 8:23pm Chairperson Dreyer recognized Ransford to discuss the proposed text amendment to Article 24 – Sign Regulations of the Olive Township Zoning Ordinance.**

Ransford explained the various proposals, including revisions to accommodate recent Zoning Board of Appeals variances and requests. Discussion was specifically held regarding 24.04B, 24.08(C)2iv as well as Section 24.03(C). It was recommended to revise 24.04(B) by eliminating the first reference to “advertising copy and logo” and Section 24.03(c) by establishing a mph chart in accordance with height, as follows:

<u>MPH of Street</u>	<u>Height of Sign (in feet)</u>
55	35
50	30
45	25
40	20
35	15
30	10
25 or less	5

Hossink provided a motion to schedule for a public hearing as proposed and with revisions. Motion carried unanimously.

**At 8:50pm the proposed HDR text was presented by Chairperson Dreyer and discussed.**

Machiela provided a motion to schedule a public hearing, as proposed. Motion carried unanimously.

**At 8:53pm Chairperson Dreyer presented the Disorderly Conduct, Noise and Dust Control Ordinance.**

General discussion was held. The Commission questioned the benefit of already existing State law within the Ordinance. Hossink provided a motion to table until further information can be provided regarding its content from the Township legal counsel.

**At 9:00pm Election of Officers were held.**

Chairperson Dreyer opened the nominations for Chair. Hossink provided a nomination for Dreyer to serve as Chairman. Vander Zwaag supported. There being no other nominations, nominations were closed.

Chairperson Dreyer opened the nominations for Vice-chair. Machiela provided a nomination for Vander Zwaag to serve as Vice-Chairman. Hossink supported. There being no other nominations, nominations were closed.

Chairperson Dreyer opened the nominations for Secretary. Machiela provided a nomination for Hossink to serve as Secretary. Vander Zwaag supported. There being no other nominations, nominations were closed.

The office of Chairperson was then voted on. Being there were no challengers, Dreyer was awarded the office of Chairperson.

The office of Vice-Chairperson was then voted on. Being there were no challengers, Vander Zwaag was awarded the office of Vice-Chairperson.

The office of Secretary was then voted on. Being there were no challengers, Hossink was awarded the office of Chairperson.

**At 9:07pm Chairperson Dreyer opened the floor for member comment. General discussion was held.**

**At 9:12pm Russell provided a motion to adjourn. Motion carried unanimously.**

Respectfully submitted,

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

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