

OLIVE TOWNSHIP
PLANNING COMMISSION

Regular Meeting
February 14, 2006

The meeting was called to order at 7:30pm by Vice-Chairperson VanderZwaag.

PRESENT

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

ABSENT

Garry Dreyer

Hossink provided a motion to approve the minutes of the January 10, 2006 meeting. Motion carried unanimously.

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

Vice-Chairperson VanderZwaag opened the floor for any citizen comments regarding items not on the agenda.

Mike Hussink spoke regarding the Township's current zoning text concerning billboards. He presented information about an existing billboard, which he is seeking to replace. However, the industry standard is about 72 square feet larger than currently permitted. Ransford explained that the text also limits the location of billboards on vacant properties when along US-31. Ransford believes this does not make sense, as we would prefer to locate billboards in commercial and industrial districts along US-31, which would have existing uses or future uses beyond the billboards. The Township would not necessarily want billboards in residential and agricultural areas.

General discussion was held. Machiela provided a motion to revise Section 24.09(B) and (F) and schedule for a public hearing. Motion carried unanimously.

At 7:50pm Vice-Chairperson VanderZwaag recognized Ransford to provide an overview of the proposed changes to the sign text, which would amend portions of Article 24 of the Zoning Ordinance.

Ransford explained the proposals as follows:

Section 24.02 - Definitions

E. Directional Sign: A sign which provides reference to the location of a building, parking lot, use and/or other structure within the parcel in which the sign is positioned. Directional signs shall also include entry and exit signs

Section 24.03 - General Sign Regulations

C. Height of Signs: No free standing sign shall exceed a height of thirty-five (35) feet. The maximum height of free standing signs shall be further limited in accordance with the following unit of speed table for vehicular traffic. The unit of speed by which the free standing sign height is determined is based on the miles per hour maximum established by the appropriate authority for the street which the parcel abuts and the proposed sign is positioned adjacent.

| Miles Per Hour (MPH) | Maximum Height of Sign |
|----------------------|------------------------|
| 55 | 35 |
| 50 | 30 |

| | |
|------------|----|
| 45 | 25 |
| 40 | 20 |
| 35 or less | 15 |

Section 24.04 - Signs Permitted in All Districts

B. Signs which direct traffic movement onto or within a property may include the business name and/or its logos. The logos on directional signs shall not exceed one half (1/2) of the size of the business name on the directional sign. The maximum size of a directional sign shall not exceed sixteen (16) square feet in area for each sign. One (1) directional sign is permitted for each driveway entrance, as approved by the site plan. A directional sign shall be located on the lot or parcel behind the road right-of-way line.

Section 24.08 - Permitted Signs in Commercial or Industrial District

- C. On-site free-standing signs are allowed, subject to the following:
- 2. Signs permitted for a shopping center or other integrated group of stores; commercial buildings or office buildings:
 - a. One (1) free-standing identification sign for each street that it faces.
 - iv. Tenants of a shopping center may be permitted individual free-standing identification signs only when no signage is provided in accordance with subsection (i) and the combined size of these signs may not exceed the maximum provided in subsection (ii).

G. Any signage other than that provided in this Article that is proposed as part of a Planned Unit Development and only if such signage is determined as reasonable and does not adversely affect the health, safety and welfare of the public and it is in keeping with the intent and purpose of this ordinance.

Vice-Chairperson VanderZwaag opened the public hearing.

Larry Kingsley of Kingsley’s corners explained his interest to help his tenants by providing for separate signs. While he would like a joint sign, it is more feasible to have separate signs for his existing businesses.

Vice-Chairperson VanderZwaag closed the public hearing.

Machiela expressed concern with the size if the speeds of roads change. Ransford explained that we would simply recognize the signs as legal non-conforming uses, as we would for another other use that no longer complies under the ordinance that is current during the time of change. The signs would be permitted to remain.

Hossink provided a motion to add to the 55 mph table text that it reads, “55 or higher.” Motion carried unanimously.

Ransford mentioned current discussions with Talsma Furniture and their desire to be recognized off of their intersection at New Holland Street and Olive Commerce Drive with some type of directional signage. General discussion was held regarding a municipally lead sign, separate directional signs or jointly operated signs. The discussion was also held to include other business locations, not only the Talsma Furniture location. More general discussion was held.

Machiela provided a motion to table the matter until text is provided to allow municipally operated signage and to include the previous motion provided by Hossink. Motion carried unanimously.

At 8:15pm Vice-Chairperson VanderZwaag recognized Ransford to provide an overview of the proposed elimination of the High Density Residential District and related text of the Zoning Ordinance.

Ransford explained that, by eliminating the High Density Residential text and any reference thereto, we would help encourage the use of Planned Unit Developments (PUDs), which are a more flexible and useful tool to both the applicant and the Township. He further explained that the applicant would receive greater benefit through the use of a PUD because of the multiple divisions that could be utilized beyond the Land Division Act. The Township would gain those items provided within the PUD text, such as open space and better planning for public utilities.

Vice-Chairperson VanderZwaag opened the public hearing.

Sue Kingsley inquired as to the location of the current High Density Residential Zoning District. Ransford explained that the District was removed from the map several years ago, most likely inadvertently in its entirety. However, the Master Plan references its intended location within the Township.

Vice-Chairperson VanderZwaag closed the public hearing.

Hossink provided a motion to recommend approval as proposed. Motion carried unanimously.

At 8:25pm Vice-Chairperson VanderZwaag recognized Supervisor Meekhof to provide an overview of the Merryman Dog Kennel Special Use application, which is located at 7552 128th Avenue, holding parcel number 70-12-16-300-017.

Meekhof provided a general overview of the project. Ransford further explained that the Township allows Dog Kennels, as a special use, in the Agricultural Zoning District, which is where the property is located. Ransford added that the required notarized statement has been received and the application is complete.

Vice-Chairperson VanderZwaag opened the public hearing.

Machiela inquired whether the dogs would be boarded or breed.

Meekhof indicated that there would be both but mostly dogs of relatives. General discussion was held.

Vice-Chairperson VanderZwaag closed the public hearing.

Russell provided a motion to recommend for approval. Motion carried unanimously.

At 8:30pm Vice-Chairperson VanderZwaag recognized Ransford to provide an overview of the proposed text to revise the minimum lot size and width for farm parcels.

Ransford explained that numerous farmers desire to continue to acquire and farm land, however, it is difficult, if not impossible to afford the minimum 40 acres. Specifically, as a common example, Ron Nienhuis recently received a variance with conditions, to acquire 20 acres from an existing 65 acre farm, as he did not possess an adjacent farm parcel that would have allowed him to join the property. He acquired the property to farm the land. Ransford noted that the Planning Commission previously discussed this matter, however, they desired to wait until after the Master Plan revision to consider. While Ransford believes this remains the best approach, due to the current farming community interest, he provided proposed text proposes that would lessen the minimum acreage to 10 acres and the minimum width to 330 feet.

Machiela and Russell noted that they are concerned about a potential loop hole. That is, a farmer could buy ten and located his or her primary residence on the parcel. Following, they could sell the land and repeat the process, thereby circumventing the intent of the proposed text.

Hossink commented that he believes they should wait to consider text such as this until after the Master Plan revision is complete.

Ransford added that the Master Plan is the appropriate time to determine the intent of the Township regarding open space, rural character, tree preservation, etcetera, which have been recent discussion items that are recognized as attributes that may be more harmonious than simply agricultural land within the community.

Ron Nienhuis inquired whether the Township could provide text to allow a parcel, which currently contains a house, to sell a portion of its land to a farmer that is contiguous, where that farmer would attach the purchased land to existing but the text would accommodate the reduction of the original parcel, which is not necessarily permitted under today's text. General discussion was held.

Hossink provided a motion to create text for their consideration as Nienhuis mentioned. Motion carried unanimously.

At 8:45pm Vice-Chairperson VanderZwaag recognized Ransford to discuss the Turkey City Special Use Mining Renewal.

Ransford noted that the appropriate fee has been paid and no complaints are currently received.

Hossink provide a motion to recommend approval with the condition that the existing truck route applied to the property be revised to require exist on 128th Avenue to the South to Tyler Street, then traveling East or West on Tyler Street. Motion carried unanimously.

At 8:50pm Vice-Chairperson VanderZwaag recognized Ransford to discuss the Dennis Aukema Storage in Agricultural Building Special Use at 12448 Blair Street.

Ransford noted that the appropriate fee has been paid and no complaints are currently received.

Russell provided a motion to recommend approval. Motion carried unanimously.

At 8:51 Vice-Chairperson VanderZwaag opened the floor for member comment.

General discussion was held regarding the US-31 Bypass, the Township survey and West Michigan Processing Co-op.

At 9:10pm Machiela provided a motion to adjourn. Motion carried unanimously.

Respectfully submitted,

SIGNED: _____

DATE: _____