

OLIVE TOWNSHIP  
PLANNING COMMISSION

Regular Meeting  
April 11, 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

VanderZwaag provided a motion to approve the agenda as presented. Motion carried unanimously.

Hossink provided a motion to approve the minutes of the March 14, 2006 meeting. Motion carried unanimously.

**Chairperson Dreyer opened the floor for any citizen comments regarding items not on the agenda.**

There were none.

**Chairperson Dreyer recognized that there was no old business on the agenda.**

**At 7:35pm Chairperson Dreyer recognized Ransford to provide an overview of the Temporary Seasonal Use request from Les Jongekrijg for property located at 9692 Port Sheldon Street.**

Ransford explained that Mr. Jongekrijg is seeking to sell flowers, farm produce, Christmas trees and miscellaneous related items at 9692 Port Sheldon Street from May 1, 2006 to December 20, 2006. General discussion was held.

A motion was provided by Hossink to recommend approval of the application as presented, to permit sales of flowers, farm produce, Christmas trees and miscellaneous related items at 9692 Port Sheldon Street from May 1, 2006 to December 20, 2006. Motion carried unanimously.

**At 7:43pm Chairperson Dreyer recognized Ransford to provide an overview of the Olive Township Historical Society application for a Temporary Transient Use at the Old Township Hall located at 11768 Polk Street.**

Ransford explained that the Olive Township Historical Society desires to conduct a Flea Market Fundraiser at the old Township Hall located at 11768 Polk Street. The purpose of the fundraiser is to accumulate monies for the operation of the Society. The Society desires to hold the flea market on May 20, June 17 and July 15, 2006, each between the hours of 7:00am and 2:00pm. General discussion was held.

A motion was provided by VanderZwaag to recommend approval of the application as presented, to conduct a Flea Market Fundraiser at the old Township Hall located at 11768 Polk Street. Motion carried unanimously.

**At 7:45pm Chairperson Dreyer recognized Ransford to provide an overview of the proposed text amendment to Article 24 – Sign Regulations.**

Ransford explained that the additionally proposed text would permit an off-site sign in commercial or industrial zoning districts, which would provide for business or business district identification in an effort to assist with vehicular and pedestrian traffic to the destinations within the sign. In addition, the proposed text

would streamline our existing billboard language through the elimination of old references, strengthening separation requirements as well as providing an increase in the maximum size of a billboard to a total that is standard in the industry.

At 7:52pm Chairperson Dreyer opened the public hearing.

Michael Hucul from CBS Outdoor in Grand Rapids asked if the proposed text would prevent a “V” shaped billboard, where the billboard is not simply one piece but two pieces that are almost back to back, but are shaped in a “V” fashion to provide better viewing to traffic. Mr. Hucul indicated that each arm of the “V” would not have advertising on each side of the arm, only the outside of the “V,” thereby maintaining one billboard sign with two sides. Ransford indicated that the text is not intended to prevent such a sign.

Ransford provided various comment from Township legal counsel regarding the proposed sign text. The Township counsel comments included, the deletion of “whether lighted or not” in Section 24.09(I) should occur to prevent the implication that our distance requirement from residential structures is only based on lighting; delete 24.09(P), as it is simply outdated; delete 24.08(H)(a), 24.08(H)(b) and the second line of 24.08(H)(d), as it would limit content and could be challenged as a violation of free speech.

General discussion was held. Hossink provided a motion to recommend approval of all proposed sign text with the deletions as provided by Township counsel. Motion carried unanimously.

**At 7:57pm Chairperson Dreyer recognized Ransford to discuss the proposed text amendment from staff to revise certain definitions of the Zoning Ordinance.**

Ransford explained that historically the Township has not included any easement other than utility easements (i.e. power, cable, phone) in the computation of lot area. Applicants have questioned our position and want to include pedestrian easements and other such easements without reducing lot area. Since the Township disagrees with their computation of lot area, this text will clearly provide the intent of our historic administration. In addition, the text corrects an error of one word “line” to “lines” in the definition of Lot Width as well as alters the definition of Lot Line, Front, to ensure a front yard setback from each property line that abuts an easement. Ultimately, all the proposed changes will alleviate any confusion and make the text more clear and reduce any challenge on the position of the Township.

General discussion was held. A motion was provided by Machiela to schedule a public hearing for the proposed text. Motion carried unanimously.

**At 8:14pm Chairperson Dreyer recognized Ransford to discuss the proposed text amendment from staff to add an additional section to the Agricultural Article regarding non-farm lot sizes.**

Ransford explained that, as a result of a recent variance and because the variance is in harmony with the intent and purpose of our Ordinance, staff believes that it is appropriate to amend the text to permit similar situations to the case that was before the Zoning Board of Appeals. Ransford explained that, under the current text, an existing (non-farm) parcel of less than 11 acres in area is not permitted to create a non-farm parcel. Therefore, the parcel can never be reduced in size. However, the proposed text, as with the recent variance, would allow for a reduction in size that complies with the non-farm parcel size (of no more than 2.5 acres) if the remaining land (that was removed) is combined with a contiguous farm parcel. As a result, the same number of parcels remain, however, the non-farm parcel is compliant with our text and the farm parcel acquires more land for farming, which in some instances can bring a farm parcel into compliance with our 40 acre minimum requirement for a farm parcel.

General discussion was held. Hossink provided a motion to schedule a public hearing for the proposed text. Motion carried unanimously.

**At 8:16pm Chairperson Dreyer acknowledged Ransford regarding the Wishbone Estates Sand Mining Special Use Renewal.**

Ransford indicated that no fee was received. Hossink provide a motion to table until the appropriate fee is received.

**At 8:17pm Chairperson Dreyer acknowledged Ransford regarding the H&R Sand Mining Special Use Renewal.**

Ransford indicated that the Township approved the 2005 renewal with the conditions that an end use plan as well as a dust control plan is provided to the Township prior to the 2006 renewal. The Township provided a number of advanced notices to this effect to the applicant recommending certain minimums be provided in the submission. As a result of not receiving said minimums, Ransford directed the applicant to be present at this meeting and discuss the matter with the Planning Commission to understand what the PC desires.

Ken Reenders, on behalf of H&R Sands, explained that the dust is limited because immediately following excavation they apply soil and seed to the property for stabilization. Mr. Reenders indicated that the end use of the property will be agricultural.

Hossink inquired to Ransford whether they can accept what was presented. Ransford indicated that they can provide any recommendation to the Board that they wish, as the Board can agree and change their previous requirement. Hossink provided a motion to recommend renewal based on the comments of Mr. Reenders. Motion carried unanimously.

**At 8:30pm Chairperson Dreyer sought member comment.**

General discussion was held regarding complaints. Clerk Jaarmsa inquired about erecting a sign that provides direction to an existing historical sign. Ransford indicated that historical monument citations, commemorative tables and the like are exempt from Township permit requirements.

**At 8:40pm VanderZwaag provided a motion to adjourn. Motion carried unanimously.**

Respectfully submitted,

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

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