

OLIVE TOWNSHIP
PLANNING COMMISSION

Regular Meeting
August 15, 2006

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

PRESENT

Garry Dreyer
Andy Machiela
Terry Hossink
Wayne Vander Zwaag
Gregory L. Ransford, Planner

ABSENT

Shane Russell

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

Vander Zwaag provided a motion to approve the minutes of the July 11, 2006 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 Ransford to discuss Old Business, specifically the proposed amendment to Section 6.02B.

Ransford explained that an error was found in the text of Section 6.02B. Specifically, Ransford explained that the intent of Section 6.02B did not include livestock as a permitted use but rather only general farming operations. Section 5.02a of the OTZO, which is referenced by Section 6.02B, permits general farming operations without livestock, which was the intent of Section 6.02B. Unfortunately, Section 6.02B only references Section "5.02," which inappropriately permits undesired uses. Therefore, it appears that the "a" within Section 6.02B (thus 5.02a) was inadvertently removed from said Section. Ransford also added that perhaps we should consider permitting similar uses in the Low Density Residential and Medium Density Residential Zoning Districts, as he has received interest from an existing greenhouse business in the MDR District to expand their current use. General discussion was held.

Chairperson Dreyer opened the public hearing. There were no comments. Chairperson Dreyer closed the public hearing.

Hossink provided a motion to recommend approval of the proposed text. Motion carried unanimously.

At 7:36pm Chairperson Dreyer recognized Nate Voigt from Nederveld Associates, who was present on behalf of Olive Lake Estates to discuss the Olive Lake Estates site plan amendment request.

Mr. Voigt indicated that the lake is approximately 90% complete, as some final slope preparation is currently being finished. The sanitary sewer has been installed and the lift station is currently being prepared. The owner desires to have the road fully constructed by October 1st. However, as a result of a cross culvert and a neighboring driveway, the owner desires to relocate the entrance located at 116th Avenue 80 feet to the north. Doing so will avoid the cross culvert and prevent the need to block the neighboring driveway during road improvements. In addition, said road improvements would cause the removal of a portion of the neighboring driveway. The owner does not desire to do this, as they prefer to be a good neighbor. Mr. Voigt indicated that Lot 1 would become larger and the open space would slightly decrease for the entire site as a result of the proposal.

General discussion was held.

Hossink asked Ransford if the resulting open space was compliant. Ransford indicated that the proposed open space is compliant with the Zoning Ordinance. General discussion was held.

Ransford indicated that at this point the Planning Commission must determine if the proposed change is minor or major in nature. If they determine that the change is minor, the Township will simply not that to the minutes and maintain a copy of the plan in the file.

Machiela provided a motion to approve as a minor change in accordance with Section 25.08 of the Olive Township Zoning Ordinance. Motion carried unanimously.

At 7:44pm Chairperson Dreyer sought member comment.

General discussion was held regarding a joint meeting with the Board. It was concluded that the meeting would be more appropriate and beneficial following the receipt of the current surveys.

General discussion was held regarding the Vander Zwaag Trust properties.

At 7:55pm Machiela provided a motion to adjourn. Motion carried unanimously.

Respectfully submitted,

SIGNED: _____

DATE: _____