

OLIVE TOWNSHIP
PLANNING COMMISSION

Regular Meeting
April 10, 2007

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

PRESENT

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

ABSENT

None

Hossink provided a motion to approve the agenda as presented with an amendment to add a site plan review application for the proposed Olive Township Hall addition as New Business. Motion carried unanimously.

Machiela provided a motion to approve the minutes of the March 13, 2007 meeting. Motion carried unanimously.

At 7:32pm Chairperson Dreyer opened the floor for any citizen comments regarding items not on the agenda.

There were none.

At 7:33pm Chairperson Dreyer recognized Ransford to discuss the proposed changes to the Overlay text as a result of a recent meeting with Supervisor Wolters.

Ransford indicated that overall, Supervisor Wolters indicated he supported the purpose of the currently proposed text but had concerns about the energy efficiency of some of the materials, the break-up of 100-foot walls and the industrial section. As a result, Ransford provided text he believes may address the concerns of Wolters. Ransford indicated that Todd has not yet seen the text he designed from their meeting.

Ransford continued to explain the proposed changes: first, in regards to the commercial section, the only significant proposed change would be to add the words "or colors" to Section 15.03.3.G, which adds an additional option to break-up a plain patterned wall over 100 feet in length. Otherwise, Ransford gained an understanding that Wolters was generally satisfied with the commercial text.

General discussion was held regarding the proposed change to the commercial text. Members concluded that adding color may encourage an essential circumvention of the Ordinance by simply adding paint or other color options that would not actually be in accordance with the intent of this text. The members concluded that the text, as written, better serves the desired action to break-up a plain wall pattern.

Ransford explained the proposed changes to the industrial section. He indicated that Supervisor Wolters did not feel that subjecting all of the walls, as required by the ordinance text, to contain 50% of the materials specified was appropriate. He did believe, however, that an office structure, that is separate from the manufacturing or warehouse area, made sense to be subject to greater aesthetic materials. Ransford explained that during his discussion with Wolters that it was concluded to examine requiring more standards for an office structure portion of a building as well as requiring that a portion of the same materials are continued on the walls subject to the ordinance but at a lesser amount.

As a result, Ransford indicated that the proposed text would require 80% of an office structure to be subject to our material requirements and that the walls adjacent to US-31 or customer parking areas would be required to maintain 25% of their square footage with the same materials. The same "color" reference is present as the commercial text. The intent of this section is to ensure that the office portion of the building is

aesthetically improved and those other walls that are generally exposed to the public also contain a standard of aesthetics. Ransford noted that it is difficult to determine at this time if the new percentages would lessen the cost and achieve the same effect as the current text.

General discussion was held. Hossink indicated that he could see the potential behind this text but is concerned that someone would build an extremely small office structure and a large manufacturing area, which would ultimately defeat the purpose of the text, as the building could have metal or other materials exposed. Hossink added that if this text was utilized, he would like to see that the wall behind the office structure is also included in the 80% so as to prevent a circumvention of its intent. Members agreed.

Hossink inquired if loading docks could be used to break-up the 100 foot walls and ultimately create an unattractive building. Ransford noted that the current zoning text only allows loading docks in the side or rear yard. The text adds that any side yard adjacent to a street is considered a front yard and as the same as a front yard, no loading docs are permitted.

Ransford indicated that the text regarding landscaping would be struck as a result of discussions with Wolters as well. While Supervisor Wolters was supportive of landscaping requirements and continues to be pleased with our current landscaping requirements, he felt that the intent of the text was to protect the view from US-31 and/or customer so the additional landscaping requirements were not prudent for those other walls along an access drive.

General discussion was held. Ransford added that Wolters was also concerned about future interpretations by different make-ups of the Planning Commission and/or Board of Trustees membership or the Planning Department. Specifically, he did not want future interpretations to be more restrictive because current Township members understand the intent of the text as designed. Ransford indicated to Supervisor Wolters that he believe that once a couple or more buildings are approved under the new text the Township would establish a precedent for interpretation of the text and create a standard by which future buildings are reviewed. The members agreed. Further, the members agreed that the references to “any other block or building material not specifically listed may be reviewed and approved by the Township...” ensures our ability to approve new building products or even products generally not accepted in the text if they are compatible with surrounding uses and protects adjacent property investment and meets the purpose of the District. Ultimately, it was concluded that the previous text, without the changes proposed at the meeting tonight, is better served for the Township.

After approximately an hour of discussion, Russell provided a motion to recommend the same text as previously provided to the Board of Trustees in November of 2006. Motion carried unanimously.

At 8:31pm Chairperson Dreyer recognized Ransford to discuss the New Business item of the Olive Township site plan.

Ransford explained that, while we are not required to provide an application for this process, the Township felt it was most appropriate. The plans are to construct an entry on the meeting room such as utilized on the front of the building. General discussion was held.

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

At 8:34pm Chairperson Dreyer sought member comment.

There was none.

At 8:35pm Hossink provided a motion to adjourn. Motion carried unanimously.

Respectfully submitted,

SIGNED: _____

DATE: _____