

OLIVE TOWNSHIP
PLANNING COMMISSION

Regular Meeting
August 14, 2007

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

PRESENT

Garry Dreyer

Shane Russell

Andy Machiela

Wayne Vander Zwaag

Gregory L. Ransford, Planner

ABSENT

Terry Hossink

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

Machiela provided a motion to approve the minutes of the July 10, 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 introduce the Commercial and Industrial US-31 and surrounding area target meeting for the Master Plan.

Ransford provided an overview of the purpose of the meeting as well as the relationship between the township zoning map and the township master plan map. He indicated that the intent of this meeting was to receive comments from property owners and the public regarding their intentions, thoughts or desires in regards to development (or non-development) and what ways the Township could assist their efforts, with such items like public water and sewer, access management, architectural guidelines and the like.

Chairperson Dreyer opened the floor to the public for comments.

- Paul Ives inquired about the US-31 Bypass and its effect on the area in question. General discussion was held.
- Howard Baumann inquired if there are any corridor studies being conducted by the Township right now. Ransford indicated that the County Planning and Grants Department is currently working on an overlay ordinance for the corridors of Port Sheldon Street and New Holland Street. The text would increase setbacks for certain uses, provide for access management and landscaping, among other things, all in an effort to reduce the cost of any future expansion/widening of either street.
- Dick Baumann suggested that the Township consider providing for commercial zoning to 120th Avenue along the north side of New Holland Street, to a point of about a quarter mile north.

- Howard Wolters raised concerns about taxes and if it is zoned for commercial but not used that way that the taxes would be too high. Ransford explained that regardless of assessment, the property would not be considered for a rezoning until the request came from the property owner. As a result, the zoning will not change – only the Master Plan map would change, if the PC concludes such is appropriate.
- Curt Carini suggested that commercial zoning/uses should be close to residents along US-31. He sees the need given the neighborhoods at US-31 and Stanton, for example, that people are not moving to because they have to drive far for commercial services.
- Paul Ives inquired about sewer progress and if any studies are available. Randy VanderZwaag, township Treasurer, who was in the audience, added that the township has performed preliminary costs for Borculo and the area in question at this meeting. The Board was petitioned three years ago for the US-31 area but there was not enough interest from the property owners.
- Glen Hopp asked if there were any efforts by the township to attract businesses to US-31. Ransford indicated that one of the intents of the architectural overlay text that was recently adopted was to preserve property values and make investment in business more attractive along US-31. Howard Wolters added that the Township did attempt to attract businesses through the petition for utilities but the effort was without success.
- Dan Hoe of 13644 Rocky Road added that he doesn't need public utilities for his excavation business. Their need for water and sewer is very minimal.
- Paul Ives inquired about what types of businesses the Township wants to attract and would it include strip development? Ransford indicated that strip development is designed to be prevented with our access management regulations and the use of service drives to reduce cuts into a main road. Commissioner Russell added that all businesses are welcome but in an orderly fashion. Chairperson Dreyer added that the design of the master plan and zoning ordinance is to accommodate uses that are best for the land.
- An unidentified individual in the audience suggested that commercial and industrial uses should be kept on US-31 and that public utilities should be expanded in that area.

At 8:30pm Chairperson Dreyer thanked the participants who came for the target meeting and then recognized Ransford to discuss the new business of proposed text regarding kennels.

Ransford explained that the Township has received numerous complaints about outdoor kennels due to the ability of dogs to exit the building at will at any time. Noise from the kennels are a public nuisance and are best controlled by only allowing indoor kennels. As a result, the text proposes to eliminate any text allowing outdoor kennels.

Chairperson Dreyer opened the public hearing.

Pete DeHaan voiced his concerns about a kennel that is next to his property and that it should be an indoor kennel only.

Chairperson Dreyer closed the public hearing. General discussion was held.

Machiela provided a motion to recommend adoption to the Township Board. Motion carried unanimously.

At 8:45pm Chairperson Dreyer recognized Ransford to discuss Parking Lot connections in the commercial and industrial zoning districts.

Ransford explained that the zoning ordinance appears to inadvertently require driveway connections between businesses in the industrial district but does not in the commercial district, which such access management would be encouraged. Ransford recommended that the PC schedule a public hearing at their next available meeting to eliminate the existing text from the industrial district, as such connection ultimately serves no legitimate purpose and that the Township adds similar text to the commercial district. In addition, Ransford recommended eliminating the word “parallel” in Section 13.08C, so as to not limit all access roads in a parallel fashion.

The PC directed Ransford to schedule said hearing.

At 9:00pm Chairperson Dreyer sought member comment.

Discussion was held regarding Borculo, US-31 and public sewer.

At 9:45pm Machiela provided a motion to adjourn. Motion carried unanimously.

Respectfully submitted,

SIGNED: _____

DATE: _____