

OLIVE TOWNSHIP  
PLANNING COMMISSION

Regular Meeting  
April 8, 2008

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

PRESENT	ABSENT
Garry Dreyer	None
Terry Hossink	
Shane Russell	
Andy Machiela	
Wayne Vander Zwaag	
Gregory L. Ransford, Planner	

Also present was Wayne Kiel, Treasurer Randy Vander Zwaag, and Brad Lyons from Holland Engineering.

Vander Zwaag provided a motion to approve the agenda. Motion was seconded by Hossink and carried unanimously.

Machiela provided a motion to approve the minutes of the March 11, 2008 meeting. Motion was seconded by Vander Zwaag and carried unanimously.

**At 7:31pm Chairperson Dreyer opened the floor for any citizen comments regarding items not on the agenda.**

Wayne Kiel raised the matter of agricultural signs on US-31. Specifically, Mr. Kiel indicated that he met with Ransford to discuss new signage at his Berry Bunch business located at Blair Street and US-31. Ransford told Kiel that he was permitted a maximum size of nine square feet. This being too small for his business, Ransford recommended that Kiel come to the PC to discuss the possibility of accommodating larger signs for agricultural businesses.

Ransford added that because the property is zoned Agricultural, the limitation of nine square feet applies. Commercial zoned parcels are permitted a free-standing sign not exceeding 100 square feet in size. While the business is similar to a commercial use on US-31, it is agriculturally zoned and that is the limitation for the signage size.

General discussion was held. It was noted that agricultural property is exempt from the overlay district. General consensus was developed to direct Ransford to draft sample text for consideration at the next meeting that would allow increased signage size as a special use, with special consideration given to height, setbacks and visibility.

**At 7:52pm Chairperson Dreyer recognized Ransford to discuss the transportation and utilities item for the Master Plan.**

Ransford indicated that the purpose of this meeting is to discuss our transportation network regarding roads and modes of transportation as well as public utilities. To that regard, Brad Lyons, the township engineer, is present to discuss the Borculo sewer efforts to date and to discuss any other questions regarding utilities in any other area.

Lyons presented numerous aspects of the Borculo study, discussed US-31 interests and answered questions in many regards concerning public water and sewer. General discussion was held. Consensus was met to provide Ransford direction in the composition of the master plan chapter concerning utilities.

**At 8:40pm Chairperson Dreyer recognized Ransford and the Commission to discuss transportation.**

Discussion was held regarding the existing roadway network, railroads, bus service, seniors, bike paths and road improvement plans. Consensus was met to provide Ransford direction in the composition of the transportation component of the master plan chapter regarding the same.

**At 8:55pm Chairperson Dreyer recognized Ransford to discuss the proposed text amendments to the zoning ordinance regarding signage setbacks, Section 12.04 and the Michigan Zoning Enabling Act.**

Ransford explained that during the preparation of the signage setback text he found two areas within Section 12.04 that need slight editing. In addition, he explained that the Michigan Zoning Enabling Act requires many amendments to our zoning ordinance. Also, Ransford also noted an edit required in Section 6.02. Consequently, Ransford sought the direction of the Commission regarding these matters prior to any publication of proposed amendments.

General consensus was met that the proposed text for Section 24.08 is acceptable. Consensus was also met to delete the use of New Mobile Homes in Section 12.04 and to delete the reference to “minor repair work” for an automobile service station. Lastly, it was agreed to amend 6.02B so that the special uses permitted in Article V are also clearly special uses in Article VI.

**At 9:00pm Chairperson Dreyer recognized Ransford to discuss the special use renewal for the H&R sand mine.**

Ransford indicated that he inspected the site, which appears compliant and that there are no complaints regarding the operation. In addition, the renewal fee has been paid. General discussion was held.

Hossink provided a motion to recommend approval of the renewal. Motion was seconded by Vander Zwaag and carried unanimously.

**At 9:12pm Chairperson Dreyer recognized Ransford to discuss the special use renewal for the Merryman dog kennel**

Ransford indicated that the fee was paid and no complaints were received. General discussion was held.

Hossink provided a motion to recommend approval of the renewal. Motion was seconded by Russell and carried unanimously.

**At 9:15pm Chairperson Dreyer sought member comment.**

Discussion was held regarding the township drive around, wind turbine ordinances and miscellaneous items.

**At 9:20pm Hossink provided a motion to adjourn. Motion was seconded by Vander Zwaag and carried unanimously.**

Respectfully submitted,

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

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