

OLIVE TOWNSHIP
PLANNING COMMISSION

Regular Meeting
June 10, 2008

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

PRESENT

Garry Dreyer

Wayne Vander Zwaag

Terry Hossink

Andy Machiela

Gregory L. Ransford, Planner

ABSENT

Shane Russell

Also present was Greg Sterken, Tom Schneider of US-31 Storage and Jim from Cutting Edge Technologies, Incorporated.

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

Hossink provided a motion to approve the minutes of the May 13, 2008 meeting. Motion was seconded by Machiela and carried unanimously.

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

Chairperson Dreyer recognized Greg Sterken, Jr. of 7952 116th Avenue, who addressed the Commission regarding ditch problems along Polk Street that affects his property. Specifically, Mr. Sterken indicated that property owners on Polk Street have, over time, filled in the ditch which has now caused flooding problems on his property. He has met with Supervisor Wolters on the site and was directed to bring this matter before the Planning Commission.

General discussion was held. Consensus was reached that the Planning Commission does not have the authority to manage ditches that are owned by the Ottawa County Road Commission. Consensus was additionally reached to direct Ransford to call or have the Supervisor call the Ottawa County Road Commission to help mediate the problem.

At 7:45pm, Chairperson Dreyer recognized Tom Schneider, owner of US-31 Storage at 5970 136th Avenue.

As Mr. Schneider began to provide copies of his request, the Commission inquired about his purpose and Ransford provided an explanation.

Specifically, Ransford explained that Mr. Schneider visited the office on June 8 to inquire about expanding the existing pond. In addition, Mr. Schneider asked about removing about five feet in width of blacktop in between each set of buildings for the entire length of each building to improve drainage. In accordance with Section 25.08 – Amendment to Approved Site Plan of the Zoning Ordinance, the Planning Commission must determine if the proposal is a minor amendment and can simply be approved, if desired, and filed for the records or if the proposal is a major amendment and must proceed through the full amendment process.

Mr. Schneider provided a proposed site plan change that showed a second pond with connection to the existing pond, rather than expanding the existing pond itself, as discussed with Ransford. Mr. Schneider added that he wants to remove the existing pavement as Ransford explained and replace with coarse stone. Lastly, Mr. Schneider wants to clean out or replace existing drain tiles to the County ditch.

General discussion was held. Hossink provided a motion that the proposed change is minor in nature and to approve the plan as presented, dated 06-09-2008, with the condition that approval is received from the Ottawa County Drain Commissioner's office for the plan, with specific consideration that the new detention pond and the rate of flow from the outlet to the Drain Commissioner's system is acceptable for the public drainage system. Motion was seconded by Vander Zwaag and carried unanimously.

At 8:00pm, Chairperson Dreyer recognized Jim from Cutting Edge Technologies, Incorporated located on New Holland Street.

Jim was also present for a minor or major site plan amendment decision. Jim explained that they currently occupy their building at 13305 New Holland Street and are arranging to purchase the building. In addition to the purchase, they would like to add six inches thick of concrete in the truck dock as well as eight inch retaining walls. In addition, they would like to blacktop the parking lot, all as presented on the proposed plan dated 6/10/08.

General discussion was held. It was noted that there is an existing drain centrally located on the property, to which all of the proposed pavement is sloped to adequately drain the storm water to the south side ditch of New Holland Street.

Hossink provided a motion that the proposed change is minor in nature and to approve the plan as presented with the condition that all parking areas maintain at least 10 feet from the right-of-way and all property lines, with the exception of shared easement space. Motion was seconded by Vander Zwaag and carried unanimously.

At 8:12pm Chairperson Dreyer recognized Ransford to discuss the Master Plan.

Ransford discussed the current draft of the text and asked if there were any other facets of the township desired within the text. General discussion was held. Ransford then indicated that our next step is to examine the master plan map related to the text and how we would like the future to be reflected. First, Ransford indicated that he recommends the establishment of a Town Center District for the Borculo area to provide special focus on Borculo and the revitalization efforts for that area. In conjunction with this area, Ransford recommends the creation of a Borculo overlay district in the zoning ordinance to achieve the objectives of the master plan. Ransford indicated that this would be further addressed after the adoption of the master plan. Lastly, Ransford indicated that a zoning plan needs to be drafted and incorporated as part of the master plan, which he is currently working on and will provide when available.

General discussion was held and the first set of proposed revisions to the master plan map was performed.

At 9:10pm Hossink provided a motion to address the final New Business item regarding Commercial Uses at the next meeting. Motion seconded by Vander Zwaag and carried unanimously.

At 9:10pm Chairperson Dreyer noted there was no old business.

At 9:11pm Chairperson Dreyer recognized Ransford to discuss the special use renewal for Tom Weber.

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

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

At 9:12pm Chairperson Dreyer recognized Ransford to discuss the special use renewal for Howard Baumann.

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

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

At 9:13pm Vice-Chairperson Vander Zwaag sought member comment.

There was none.

At 9:14 Machiela provided a motion to adjourn. Motion was seconded by Vander Zwaag and carried unanimously.

Respectfully submitted,

SIGNED: _____

DATE: _____