

OLIVE TOWNSHIP
ZONING BOARD OF APPEALS
MEETING MINUTES
January 27, 2016

The meeting was called to order at 5:32 p.m. by Chairperson Machiela.

PRESENT	ABSENT
Potter	none
Brouwer	
Machiela	
Geurink	
Bush	

Also in attendance was Steve Kushion, Zoning Administrator and Elliot Essenburg.

Bush provided a motion to approve the agenda. Motion was seconded by Brouwer and carried unanimously.

Brouwer provided a motion to approve the minutes from the February 11, 2015 Special Meeting. Motion was seconded by Potter and carried unanimously.

Chairperson Machiela sought public comment for non-agenda items.

There were none.

Chairperson Machiela sought ZBA Member input on election of officers.

The board made a motion to keep the Chairperson as Machiela, Vice Chair as Bush, and Secretary as Brouwer.

Geurink – Yes
Potter – Yes
Brouwer – Yes
Machiela – Yes
Bush- Yes

Motion carried 5-0.

Chairperson Machiela noted that there was no old business on the agenda.

At 5:33p.m. Chairperson Machiela moved to new business.

Jodi Essenburg – 8008 108th Avenue – 70-12-11-400-010 Seeking relief from Section 21.04 – Accessory Building, to allow an accessory building in the front yard on a parcel less than 5 acres. Machiela opened the public hearing.

Elliot Essenburg presented the variance request to the board. Essenburg explained the practical difficulties involved with the property, including the Consumers Power easement and large percentage of regulated wetlands on the site.

Essenburg was asked if he knew about the wetlands prior to purchasing the property, he responded that he was not aware that the property was almost all wetlands, as was determined by the DEQ after the sale.

Kushion stated that the proposed location of the home and Accessory Building allowed the applicant to stay further away from regulated wetlands.

There was discussion about the physical practical difficulty for the applicant in regards to the wetlands on the site.

A Motion was made by Bush to approve the Variance as presented. Motion was seconded by Potter. A roll call vote was taken.

Geurink – Yes
Potter – Yes
Brouwer – Yes
Machiela – Yes
Bush- Yes

Motion carried 5-0.

At 5:54 p.m. Chairperson Machiela asked for member comments.

There was discussion regarding the ZBA schedule for the calendar year.

At 5:46p.m. Bush provided a motion to adjourn. Motion was seconded by Potter and carried unanimously.

Respectfully Submitted,

SIGNED: _____

DATE: _____

OLIVE TOWNSHIP
ZONING BOARD OF APPEALS
MEETING MINUTES
October 26, 2016

The meeting was called to order at 6:15 p.m. by Chairperson Machiela.

PRESENT
Brouwer
Machiela
Bush

ABSENT
Potter
Geurink

Also in attendance was Steve Kushion, Zoning Administrator and Ron Bultje, Township Attorney and 5 members of public.

Bush provided a motion to approve the agenda. Motion was seconded by M and carried unanimously.

Brouwer provided a motion to approve the minutes from the January 27, 2016 Meeting. Motion was seconded by Potter and carried unanimously.

Chairperson Machiela sought public comment for non-agenda items.

There were none.

Chairperson Machiela noted that there was no old business on the agenda.

At 6:14 p.m. Chairperson Machiela moved to new business.

J Parker Property Inc DBA, Stoneway Marble, Granite, and Tile – 13871 Blair St – 70-12-19-200-010 Seeking a Variance from Section 5.02 Permitted Uses in the Agriculture Zoning District to allow an Light Industrial use for a Concrete, Stone and Tile showroom, manufacturing, and warehousing for Stoneway Marble, Granite and Tile. Machiela opened the public hearing.

The applicant expressed a need for 3 phase power and explained that Mr. Kiel's property provided that and everything else he needed to run his business on the site.

Mr. Kushion explained that the business in question would be considered "Light Industrial" and not "Commercial" because there was manufacturing involved.

Mr. Bultje explained that the Board would have to determine that the property could not be used for any use in the Agricultural zoning district. There was discussion amongst the board members about the home on the property and that the buildings could be used for other uses in the Ag zoning district without a variance.

There was a motion by Bush, seconded by Brouwer, that the request be denied because it did not meet the standards for approval with the suggestion that the applicant apply to the Planning Commission for rezoning of the property.

Brouwer – Yes

Machiela – Yes

Bush- Yes

Motion carried 3-0.

At 6:52p.m. Bush provided a motion to adjourn. Motion was seconded by Brouwer and carried unanimously.

Respectfully Submitted,

SIGNED: _____

DATE: _____