

OLIVE TOWNSHIP
ZONING BOARD OF APPEALS

SPECIAL MEETING
February 11, 2015

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

PRESENT
Potter
Brouwer
Machiela
Nienhuis

ABSENT
Bush

Also in attendance was Jon Van Der Klok of GDW Farms.

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

Nienhuis provided a motion to approve the minutes from the December 17, 2014 Special 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 5:33p.m. Chairperson Machiela moved to new business to discuss the GDW Turkey Farms dimensional variance request from Section 5.06E – General Farming (Agricultural Farming Operations) Dimensional Requirements, Yard and Setback Requirements at 5124 120th Avenue, parcel number 70-12-34-300-014. The applicant seeks a variance of four feet to construct the building at a front yard setback of 46 feet. Machiela opened the public hearing.

Chairperson Machiela recognized Jon Van Der Klok to provide a summary of the application.

Jon indicated that they are seeking the variance to construct the pole building in the same location as it is today, if they find out the poles are rotted while remodeling. The need for the variance is to allow for clearance for load outs, the existing concrete location, electrical service location, the permanent generator location and the natural gas location.

General discussion was held regarding the history of the building.

Brouwer provided a motion to approve a dimensional variance request of four feet from Section 5.06E of the Olive Township Zoning Ordinance to reconstruct the building at a 46 foot front yard setback, based on the following findings in accordance with Section 27.04 of the Zoning Ordinance:

- a. That there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district.
- b. That the exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant (or the applicant's predecessors) taken subsequent to the adoption of this Ordinance.
- c. That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
- d. That the condition or situation of the specific piece of property for which the variance is sought is a practical difficulty and is not of so general or recurrent nature as to make it more reasonable and practical to amend the Ordinance.
- e. The variance is necessary to the preservation and enjoyment of a substantial property right similar to that possessed by other properties or classes of uses in the same zoning district.

Motion was seconded by Potter. A roll call vote was taken.

Nienhuis – Yes

Potter – Yes

Brouwer – Yes

Machiela – Yes

Motion carried 4-0.

At 5:43p.m. Chairperson Machiela asked for member comments.

There were none.

At 5:44p.m. Nienhuis provided a motion to adjourn. Motion was seconded by Potter and carried unanimously.

Respectfully Submitted,

SIGNED: _____

DATE: _____