

OLIVE TOWNSHIP  
PLANNING COMMISSION  
Minutes of the Regular Meeting  
April 9, 2019

**The meeting was called to order at 7:04 pm by Chairperson Vander Zwaag.**

PRESENT

Wayne Vander Zwaag  
Jerry Geertman  
Brian Raak  
Dwayne Dreyer  
Al Nienhuis  
Steve Kushion, Zoning Administrator

Absent- None

1 member of the public present.

Raak provided a motion to approve the agenda. Motion was seconded by Dreyer and carried unanimously.

Geertman provided a motion to approve the minutes of the March 12, 2019 meeting. Motion was seconded by Dreyer and carried unanimously.

- **At 7:04 pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.**

No comments.

- **At 7:04 Chairperson Vander Zwaag opened discussion of upcoming Master Plan update and development moratorium.**

There was discussion amongst the Planning Commission about possibly amending the Master Plan in the next year. The Board felt that they would like to see where Utilities would be extended before making any changes to the Master Plan. There was discussion over a few areas in the Township that have changed since the last Master Plan and discussion into a community survey.

- **At 7:42 Chairperson Vander Zwaag opened a Sand Mine Special Use Renewal, Hidden Timbers-Todd Ponstein, 14181 Stanton Street.**

Geertman provided a motion to approve the request. Motion was seconded by Dreyer.

- **At 7:43 Chairperson Vander Zwaag opened a Sand Mine Special Use Renewal, Heyboer/Reenders, 70-12-06-100-003, 70-12-06-100-004, 70-12-06-100-019, 70-12-06-100-024, Fillmore St.**

Geertman provided a motion to approve the request. Motion was seconded by Dreyer and carried unanimously.

- **At 7:45 pm Chairperson Vander Zwaag opened Planning Commission Member Comment.**

None.

- **At 7:45 pm Raak provided a motion to adjourn. Motion was seconded by Geertman and carried unanimously.**

Respectfully submitted,  
Steve Kushion, Zoning Administrator

Minutes of the Regular Meeting  
March 12<sup>th</sup>, 2019

**The meeting was called to order at 7:00 pm by Chairperson Vander Zwaag.**

PRESENT

Wayne Vander Zwaag

Jerry Geertman

Brian Raak

Dwayne Dreyer

Al Nienhuis

Steve Kushion, Zoning Administrator

Absent- None

4 members of the public present.

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

Geertman provided a motion to approve the minutes of the January 8, 2019 meeting. Motion was seconded by Dreyer and carried unanimously.

- **At 7:01 pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.**

No comments.

- **At 7:02 pm Chairperson Vander Zwaag opened the Public hearing for a Special Use application from West Michigan Management Services to expand a previously approved Special Use for a Landscape Business (Hollandia Outdoors) for bulk landscape storage to the west of the previously approved salt bin, 13001 New Holland St, 70-12-32-400-006.**

Brian Henion from Hollandia Outdoors presented the request to the Board. He stated that they would like to keep larger piles of bulk storage materials along the north property line, between the salt bin and dumpster enclosure. Mr. Henion would like to make full use of their property and feels the landscaping they have installed for the previous request has made the site more attractive. ZA Kushion discussed the fact that the double landscaping provision was used because the structures didn't comply with the overlay district. There was discussion amongst the Board about the use of the field for dumping and ZA Kushion stated that the dumping on that property was not approved and was not proposed in this request.

Geertman provided a motion to approve the request with the condition that there be double landscaping between the Salt Bin and dumpster enclosure, to match the landscaping approved in the previous request. Motion was seconded by Dreyer and carried unanimously.

- **At 7:30 pm Chairperson Vander Zwaag opened discussion of Ottawa County Water Study and future large scale developments.**

The Planning Commission discussed the recent Ottawa County Water Study that Michigan State collaborated with and how it would affect Olive Township in the future. There was discussion over potential development sites and where the current water system is now. The Planning Commission recommended that the Township

Board look at putting a moratorium in place for all large scale developments in the Township that are not serviced by Public Water.

- **At 7:45 Chairperson Vander Zwaag opened Windy Hill Kennel Special Use Renewal, Kent and Sherri Merryman, 7552 128<sup>th</sup> Ave.**

Geertman provided a motion to approve the request. Motion was seconded by Dreyer and carried unanimously.

- **At 7:46 Chairperson Vander Zwaag opened Temporary Seasonal Use- Ed Hozee, 9622 Port Sheldon**

Dreyer provided a motion to approve the request. Motion was seconded by Geertman and carried unanimously.

- **At 7:46 Chairperson Vander Zwaag opened Special Use renewal from Turkey City Partnership to operate a Sand Mine in the RR zoning district at approximately 7796 136<sup>th</sup> Ave, parcel numbers 70-12-17-100-003 and 70-12-17-200-001. The property is located east of 136<sup>th</sup> Ave, on the south side of Polk Street.**

Geertman provided a motion to approve the request. Motion was seconded by Dreyer and carried unanimously

- **At 7:48 pm Chairperson Vander Zwaag opened Planning Commission Member Comment.**

None.

- **At 7:51pm Raak provided a motion to adjourn. Motion was seconded by Geertman and carried unanimously.**

Respectfully submitted,  
Steve Kushion, Zoning Administrator

JANUARY 8, 2019

**The meeting was called to order at 7:00 pm by Chairperson Vander Zwaag.**

PRESENT

Wayne Vander Zwaag

Jerry Geertman

Brian Raak

Dwayne Dreyer

Steve Kushion, Zoning Administrator

Absent- Al Nienhuis

4 members of the public present.

Dreyer provided a motion to approve the agenda. Motion was seconded by Geertman and carried unanimously.

Dreyer provided a motion to approve the minutes of the November 13<sup>th</sup>, 2018 meeting. Motion was seconded by Geertman and carried unanimously.

- **At 7:01 pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.**

No comments.

- **At 7:02 pm Chairperson Vander Zwaag opened the Public hearing for a Zoning Ordinance Amendment adding Section 21.53 "Prohibition of Recreational Marihuana Establishments"**

Diana Sandoval from PureWest compassion clinic spoke about the benefits of medical marihuana and felt that the Township should be proactive in approving medical marihuana within its borders. Sandoval spoke at length about her business and medical marihuana. Kushion discussed her going before the Township Board to discuss this, as they have not opted out of medical marihuana at this time.

Christopher Martinez from PureWest compassion clinic also spoke about the benefits of medical marihuana.

Todd Holmquist stated that he was there to see if Marihuana facilities would be banned because he was looking to get into the growing business.

There was some discussion amongst the PC about what the Township Board has already approved and medical marihuana.

Geertman provided a motion to approve the **Zoning Ordinance Amendment adding Section 21.53 "Prohibition of Recreational Marihuana Establishments"**. Motion was seconded by Dreyer and carried unanimously.

- **At 7:35 pm Chairperson Vander Zwaag opened Planning Commission Member Comment.**

Kushion noted that he would provide the 2019 meeting schedule to the PC via email.

- **At 7:36pm Raak provided a motion to adjourn. Motion was seconded by Dreyer and carried unanimously.**

Respectfully submitted,  
Steve Kushion, Zoning Administrator