

**OLIVE TOWNSHIP**  
**PLANNING COMMISSION**  
Minutes of the Regular Meeting  
November 10, 2020

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

Present-

Wayne Vander Zwaag

Jerry Geertman

Brian Raak

Al Nienhuis

Dwayne Dreyer

Absent-

Steve Kushion, Zoning Administrator

2 - members of the public present. (Randy Vander Zwaag (Township Treasurer) & Todd Wolters (Township Supervisor))

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

Nienhuis provided a motion to approve the minutes of the October 13, 2020 meeting. Motion was seconded by Raak and carried unanimously.

**• At 7:02 pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.**

- Wolters communicated that Joe Bush (Ottawa County Drain Commissioner) is requesting that township PUDs should require approval for any impact / effect they may have on the area drainage district, by the county drain commissioner before being approved by the planning commission / township board.
- Vander Zwaag communicated that in some of the MTA forums, there has been discussion about regulating storage trailers / shipping containers. Some townships are looking at ordinances to address them.

**• At 7:14 Chairperson Vander Zwaag opened discussion on the revised Anti-Blight & Junk ordinance.**

There was a long discussion on the proposed Anti-Blight and Junk Ordinance that the township board is scheduled to discuss at their next meeting. After much discussion these four points were considered needing additional attention / clarification:

- Section Four PROHIBITION (1) - should have an exception for farm equipment that is actively used in agricultural (farming) on a regular basis.
- Section Four PROHIBITION (1) - should roadside relics and decors have a way to be permitted or approved, as many times they can be attractive?
- Is this a township zoning ordinance or a police power policy, either that would need to be approved by the township board?

- Does this ordinance require a public notice along with a public hearing, before it can be approved and enforced by the local police?

There was consensus among the planning commission members, that all the other sections of the ordinance met their general approval. It was also discussed that the four points listed above should be reviewed by the township attorney for clarification and approval.

**• At 7:50 pm Chairperson Vander Zwaag opened the meeting for Planning Commission Member Comment.**

There was none

**• At 7:52 pm Geertman provided a motion to adjourn. Motion was seconded by Raak and carried unanimously.**

Respectfully submitted,  
Dwayne Dreyer, Planning Commission Secretary

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

OLIVE TOWNSHIP  
PLANNING COMMISSION  
Minutes of the Regular Meeting  
October 13, 2020

**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

0 members of the public present.

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

Raak provided a motion to approve the minutes of the July 14, 2020 meeting. Motion was seconded by Geertman and carried unanimously.

- **At 7:00 pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.**

None

- **At 7:03 Chairperson Vander Zwaag opened Special Use Renewal for M & M Kennels, 5004 116<sup>th</sup> Ave.**

Motion by Geertman to approve the request, supported by Dreyer, motion carried unanimously.

- **At 7:04 pm Chairperson Vander Zwaag opened Planning Commission Member Comment.**

There was discussion about the proposed Anti-Blight and Junk Vehicle Ordinance that the Township Board will act on. There was discussion over the wording in section 4 of the Ordinance. Motion by Dreyer to clarify section 4 of the ordinance in regards to Industrial, Commercial, and Agricultural properties. Seconded by Geertman, motion carried unanimously.

- **At 7:32 pm Dreyer provided a motion to adjourn. Motion was seconded by Nienhuis and carried unanimously.**

Respectfully submitted,  
Steve Kushion, Zoning Administrator

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

OLIVE TOWNSHIP  
PLANNING COMMISSION  
Minutes of the Regular Meeting  
July 14, 2020

**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

5 members of the public present.

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

Dreyer provided a motion to approve the minutes of the June 9, 2020 meeting. Motion was seconded by Geertman and carried unanimously.

- **At 7:00 pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.**

None

- **At 7:02 Election of Planning Commission Officers**

Nienhuis made a Motion to approve Wayne Vander Zwaag as the Chairperson, seconded by Dreyer and carried unanimously. Nienhuis provided a motion to approve Dwayne Dreyer as Secretary, seconded by Raak and carried unanimously.

- **At 7:03 Chairperson Vander Zwaag opened a Public Hearing for a proposed re-zoning of Parcel 70-12-02-100-037 from RR/PUD to RR owned by BlueGrass Land Co. LLC.**

Jerry Geertman presented his application to the board to rezone the property from PUD to RR. Geertman discussed the history of the parcel and his wish to put a single home on the property. There was discussion about the current zoning and how many lots would be developed if left RR/PUD.

Wayne Van Der Zwaag opened the public hearing.

Elizabeth Vargas 11218 Fillmore St. was just curious about the rezoning and how many houses would be there.

George Miles 9455 Fillmore, stated that he liked the rural atmosphere and thought the rezoning was a good choice.

Wayne Van Der Zwaag closed the public hearing.

Motion by Dreyer to approve the request, supported by Nienhuis, motion carried unanimously.

- **At 7:15 pm Chairperson Vander Zwaag opened Planning Commission Member Comment.**

None.

**• At 7:23 pm Dreyer provided a motion to adjourn. Motion was seconded by Nienhuis and carried unanimously.**

Respectfully submitted,  
Steve Kushion, Zoning Administrator

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

OLIVE TOWNSHIP  
PLANNING COMMISSION  
Minutes of the Regular Meeting  
June 9, 2020

**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.

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

Dreyer provided a motion to approve the minutes of the February 11, 2020 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.**

Curtis Moran spoke on the metes and bounds splits and inquired whether or not the Planning Commission could lift that moratorium or not. Kushion stated that it was the Township Board that controlled the moratorium.

Ron Bultje discussed junk cars and making them a regulatory ordinance instead of in the Zoning Ordinance.

- **At 7:05 Chairperson Vander Zwaag opened proposed re-statement of Article 19 “Planned Unit Development District”**

Ron Bultje discussed the PUD rules and why we are amending the ordinance and that the ordinance is put into place in order to further water and sewer development in the area. There was discussion about the PUD process and the rezoning of land in the Township. There was discussion amongst the PC regarding PUD rules

Wayne Van Der Zwaag opened the public hearing.

Curtis Moran inquired the reasoning behind why 8 parcels were used in this draft.

Todd Wolters inquired about paving private roads within developments.

Meghan Heritage spoke on the cost that this would pass on to the developers and that it will devalue land. She feels that this ordinance puts too much burden on the developer.

Wayne Van Der Zwaag closed the public hearing.

There was discussion about neighboring communities and what they do with PUD's and Brian asked if we were still trying to be a farming community. The Planning Commission discussed where they would want development in the future in relation to where the utilities are. There was discussion about the number of lots needed for the PUD provision to kick in. Curtis Moran spoke about the density issues and what developers would like to see.

The Commission discussed the number of splits required to be considered a PUD and what number makes the most sense. The location of the proposed development on Fillmore was discussed and its proximity to public utilities.

Dreyer made a motion to recommend approval Proposed Restatement of Article 19 "Planned Unit Development District" to the Township Board with a draft date of 4-8-2020 with the revision that the LSD be 7 or more parcels instead of 8 or more. Supported by Geertman and carried unanimously.

- **Special Use Renewal for Turkey City Partnership to operate a sand mine in the RR district, 7796 136th.**

Motion to approve by renew by Dreyer, supported by Raak and carried unanimously.

- **Special Use Renewal for Heyboer/Reenders (H and R Sand Mine) to operate a sand mine in the RR District, east of 144<sup>th</sup> ave. on the south side of Fillmore St.**

Motion to approve by renew by Dreyer, supported by Raak and carried unanimously.

- **At 8:50 pm Chairperson Vander Zwaag opened Planning Commission Member Comment.**

None.

- **At 9:02 pm Dreyer provided a motion to adjourn. Motion was seconded by Geertman and carried unanimously.**

Respectfully submitted,  
Steve Kushion, Zoning Administrator

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

OLIVE TOWNSHIP  
PLANNING COMMISSION  
Minutes of the Regular Meeting  
February 11, 2020

**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

5 members of the public present.

- **At 7:00 Raak provided a motion to approve the agenda. Motion was seconded by Dreyer and carried unanimously.**
- **At 7:01 Geertman provided a motion to approve the minutes of the December 18, 2019 meeting. Motion was seconded by Raak and carried unanimously.**
- **At 7:01 pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.**

None

- **At 7:02 Chairperson Vander Zwaag opened a request for special use application from Andrew Utting (Dynamic Repair Service) at 11403 Bingham St., parcel number 70-12-27-200-009 for a Home Occupation vehicle repair service.**

Andrew Utting presented the request to the Planning Commission. There was discussion about the number of cars stored outside and the nature of the business. Andrew stated that he had 3-4 cars outside at a time and did work on small engines, farm equipment and vehicles. There was discussion about the area and the PC Board stated they felt it fit into the character of the area. Nienhuis provided a motion to approve, motion seconded by Geertman and carried unanimously.

- **At 7:08 Chairperson Vander Zwaag opened Site Plan Review for Olive Feed Mill (CHS, Inc.) for an 840 square foot addition for a boiler room, 13400 Van Buren St., 70-12-32-100-032**

The applicant presented the request to the board and discussed the need for a new boiler that is to code. There was discussion over the current site and the US 31 overlay district. Dreyer provided a motion to approve the motion with the condition below. Motion was seconded by Raak and carried unanimously.



1. The applicant will work with the Zoning Administrator in the Spring on a Landscape plan in place of the architectural standards in the US 31 overlay district.

- **At 7:17 pm Temporary Seasonal Use- Ed Hoezee, 9622 Port Sheldon**

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

- **At 7:17 pm Chairperson Vander Zwaag opened Planning Commission Member Comment.**

There was discussion about Pine Acres Camp and possible future development on that site.

- **At 7:29 pm Dreyer provided a motion to adjourn. Motion was seconded by Geertman and carried unanimously.**

Respectfully submitted,  
Steve Kushion, Zoning Administrator

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