

OLIVE TOWNSHIP
PLANNING COMMISSION
Minutes of the Regular Meeting
July 13, 2021

The meeting was called to order at 7:00 pm by Chairperson Dreyer.

PRESENT

Jerry Geertman
Brian Raak
Dwayne Dreyer
Al Nienhuis
Adrian Meekhof
Steve Kushion, Zoning Administrator

Absent- None

6 members of the public present.

At 7:00 Raak moved to approve the amended agenda. Motion was supported by Geertman and carried unanimously.

At 7:02 Geertman moved to approve the May 11, 2021 meeting minutes. Motion was supported by Raak and carried unanimously.

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

None

- **At 7:07 Chairperson Dreyer opened the Public Hearing for a Special Use Permit Request for a U-Haul franchise in the Commercial Zoning District, Diana Sandoval, 6600 Blair Lane, 70-12-19-400-020.**

Diana Sandoval presented the request to the board and discussed the site layout and history of the business on the property. There was discussion about the parking and the amount of parking spots available on site and how seasonal the operation is. There was discussion about the size of the trucks on site and if they will fit into the parking spaces provided. Kushion stated that he hasn't had any complaints about the U-Haul dealership over the last year. The Planning Commission discussed the amount of parking on site with other potential businesses.

Nienhuis provided a motion to approve the request with a limit of 30 parking spots on paved surfaces only, fronting US-31 as requested and shown on the site plan. Motion was supported by Raak and carried unanimously.

- **At 7:24 Chairperson Dreyer opened the Public Hearing for a proposed re-zoning of Parcel 70-12-06-200-004 from LDR to LDR-PUD for 99 detached single-family homes on 81 acres, Hidden Timbers LLC.**

Jack Barr presented the revised PUD and the changes made from the previous meeting. Barr stated that they had proposed an accessory building standard of 2% of the lot size.

There was discussion about the proposed boat launch and if there is an issue with trespassing.

There was discussion amongst the Planning Commission about the location of the eastern most driveway and the sight distance to the east. Barr stated that he would have the Ottawa County Road Commission look at the sight distance. Barr stated that the water and sewer hookup issues are still in the works between the township and the county.

Geertman inquired about the sewer systems in the proposed development and the developments in Port Sheldon Township.

There was discussion with Ron Bultje about creating a motion with findings of fact. There was discussion about the open space and the wording of the Master Deed regarding the use and maintenance of the open space. The Planning Commission felt like they had reviewed the PUD in respect to the PUD regulations, but needed a clear motion to bring to the Township Board. The applicant felt that they would most likely be back in the September meeting.

Motion to table the request by Geertman to provide township legal counsel time to work with Steve Kushion regarding a motion. Motion was supported by Raak and passed unanimously.

•At 8:26 pm Chairperson Dreyer opened the Special Use Renewal for Heyboer/Reenders (H&R Sand Mine) to operate a sand mine in the RR District, East of 144th Ave. on the south side of Fillmore Street. Parcels 70-12-06-100-024, -003, -004 and -019.

Geertman provided a motion to approve, seconded by Raak and carried unanimously.

- At 8:30 pm Nienhuis provided a motion to adjourn. Motion was seconded by Meekhoff and carried unanimously.**

Respectfully submitted,
Steve Kushion, Zoning Administrator

SIGNED: _____ DATE: _____

OLIVE TOWNSHIP
PLANNING COMMISSION
Minutes of the Regular Meeting
May 11, 2021

The meeting was called to order at 7:00 pm by Acting Chairperson Dreyer.

PRESENT

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

Absent- None

5 members of the public were present.

At 7:01 Raak moved to approve the amended agenda. Motion was seconded by Geertman and carried unanimously.

At 7:02 Nienhuis moved to approve the March 9th, 2021 meeting minutes. Motion was supported by Geertman and carried unanimously.

Election of Officers

At 7:03 Nienhuis moved to approve Dreyer as Planning Commission Chairman. Motion was supported by Raak and carried unanimously.

At 7:04 Dreyer moved to approve Geertman as Planning Commission Vice Chairman. Motion was supported by Raak and carried unanimously.

At 7:05 Nienhuis made a motion to approve Raak as Planning Commission Secretary. Motion was supported by Dreyer and carried unanimously.

- **At 7:06 pm Chairperson Dreyer opened the floor for any citizen comments regarding items not on the agenda.**

None.

- **At 7:07 Chairperson Dreyer opened the Public Hearing for a proposed re-zoning of the north 200 feet of Parcel 70-12-24-400-082, 9797 Port Sheldon St., from Medium Density Residential to Commercial, DeWain DeCaire of D-cars.**

Mr. DeCaire talked about his potential plans for the property and the PC discussed access and size of building on the property. There was discussion over the split zoning and future potential on the parcel.

Nienhuis made a motion to rezone the portion of the property that is currently residential to commercial. Supported by Raak and carried unanimously.

- **At 7:15 Chairperson Dreyer opened the Public Hearing for a proposed re-zoning of Parcel 70-12-06-200-004 from LDR to LDR-PUD for 99 detached single-family homes on 81 acres, Hidden Timbers LLC.**

Jack Barr presented the PUD to the PC and discussed the history of the project and discussed public utilities on the property. Barr discussed the specifics of the plan and the mining on the site.

Opened for public comments.

Resident Terry Geertman was concerned about houses on 142nd street and the amount of trash that is blown onto his property. Terry was concerned about the future building with the PUD.

Opened to Board Discussion.

Jerry Geertman questioned Barr about the phasing of the development. Barr stated it would have 3 phases. There was discussion about the phasing of the project regarding water and sewer. Geertman talked about the width of the road and wanting the road to be 30 feet instead of the 22 shown on the plan. Geertman questioned the use of a force main throughout the project.

Nienhuis questioned the time frame of completion. Barr stated that each phase would be 2-3 years, with a total of 6-8 years of build out on the project.

Dreyer and Kushion pointed out that the entrances and open space didn't meet PUD standards and Barr stated that he would correct that on the next plan.

There was conversation about accessory buildings on the development and what would be acceptable. Kushion discussed the potential of a percentage of the lot size when determining accessory building size. Barr stated he would make the necessary corrections to the plan and most likely not submit until the July meeting.

No action was taken.

- **At 8:15 pm Chairperson Dreyer opened the Special Use Renewal for a dog kennel for Kent and Sherri Merryman, 7552 128th Ave.**

Geertman provided a motion to approve, seconded by Nienhuis and carried unanimously.

- **At 8:16 Dreyer opened the Special Use renewal for Turkey City Partnership to operate a sand mine in the RR zoning district at approximately 7796 136th Ave. on parcel numbers 70-12-17-100-003 and 70-12-17-200-001. The mine is located east of 136th Ave, on the south side of Polk Street.**

Raak provided a motion to approve, seconded by Nienhuis and carried unanimously.

- **At 8:20 pm Dreyer provided a motion to adjourn. Motion was seconded by Nienhuis and carried unanimously.**

Respectfully submitted,
Steve Kushion, Zoning Administrator

**OLIVE TOWNSHIP
PLANNING COMMISSION**
Minutes of the Regular Meeting
March 9, 2021

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

1 - member of the public present. Todd Wolters (Township Supervisor)

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

Nienhuis provided a motion to approve the minutes of the February 9, 2021 meeting. Motion was seconded by Raak and carried unanimously.

- **At 7:08 pm Chairperson Vander Zwaag opened the floor for any citizen comments regarding items not on the agenda.**

None

- **At 7:09 Chairperson Vander Zwaag re-opened the Tabled Public Hearing from last month's meeting to add section 21.54 to the Olive Township Zoning Ordinance regulating the use of shipping containers.**

Discussion included:

- What is the definition of a storage container?
- What zoning districts should be included in this ordinance besides Heavy Industrial? Is Heavy Industrial PUD already included? Should Light Industrial be included?
- Should existing storage containers be allowed (Grandfathered) until the change of the parcel ownership?

Geertman made a motion to approve the Zoning Text Amendment Ordinance for Section 21.54 for the Olive Township Zoning Ordinance (draft date 03/01/2021) as is currently written, after verifying that the

Heavy Industrial PUD Zoning District is included in the ordinance as it is written. Motion was seconded by Raak and carried unanimously.

- **At 7:29 Chairperson Vander Zwaag opened Temporary Seasonal Use, Chuck Friese from TNT Fireworks, for Seasonal Sales from June 18th to July 5th, 2021 at 13714 Port Sheldon Street.**

After discussion was held verifying the application documents seem to comply with the Section 12.03E standards a motion was made by Nienhuis to approve. It was seconded by Raak and carried unanimously.

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

There was some general discussion on future new residential developments.

- **At 7:49 pm Geertman provided a motion to adjourn. Motion was seconded by Nienhuis and carried unanimously.**

Respectfully submitted,
Dwayne Dreyer, Planning Commission Secretary

OLIVE TOWNSHIP
PLANNING COMMISSION
Minutes of the Regular Meeting
February 9, 2021

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

2 members of the public present.

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

Dreyer provided a motion to approve the minutes of the January 12, 2021 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 7:01 Chairperson Vander Zwaag opened the Public Hearing for a proposed re-zoning of Parcel 70-12-06-200-004 from RR to LDR owned by Hidden Timbers LLC. This parcel is 81 acres and is located on the north side of Stanton street, east of 142nd Ave.**

Steve Kushion presented the request to the board and spoke on the fact that this is where the Township has wanted to spur development. The need for the rezoning is due to the fact that open space developments are not allowed in the RR zoning district.

Todd Ponstein spoke on the future development, proposed utilities and the overall plan for the property.

The Planning Commission discussed developments in Port Sheldon Township and water and sewer extensions.

Raak provided a motion to approve, motion was seconded by Nienhuis and carried unanimously (Geertman abstained).

- **At 7:15 Chairperson Vander Zwaag opened the Public Hearing to add section 21.54 of the Olive Township Zoning Ordinance to regulate the use of shipping containers.**

These was discussion about shipping containers, semi-trailers, and if they should both be regulated. There was discussion amongst the Planning Commission members as to how they would be regulated in the AG districts in relation to AG operations and in the Heavy Industrial district. The Planning Commission directed ZA Kushion to look into semi-trailers and rewriting the ordinance to address Ag and Industrial zoning districts.

Geertman provided a motion to table the item until the March meeting, motion was seconded by Raak and carried unanimously. Tabled.

- **At 7:28 pm Chairperson Vander Zwaag opened Temporary Seasonal Use, Andrew Machiela, Seasonal sales from May 1 to December 20 at 9622 Port Sheldon St.**

Dreyer provided a motion to approve, seconded by Neinhuis and carried unanimously.

- **At 7:29 Chairperson Vander Zwaag opened Temporary Season Use, Ed Hoezee, T-shirts and sweatshirts during nine (9) days of the 2021 calendar year at 9622 Port Sheldon St. The proposed days include three (3) days in May; three (3) days in June and three (3) days in September.**

Dreyer provided a motion to approve, seconded by Geertman and carried unanimously.

- **At 7:34 pm Dreyer provided a motion to adjourn. Motion was seconded by Nienhuis and carried unanimously.**

Respectfully submitted,
Steve Kushion, Zoning Administrator

OLIVE TOWNSHIP
PLANNING COMMISSION
Minutes of the Regular Meeting
January 12, 2021

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

2 members of the public present.

Geertman 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 November 10, 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 7:01 Chairperson Vander Zwaag opened the Public Hearing for a Special Use Permit to allow a Landscaping Business to operate at 7635 96th Ave., 70-12-13-200-024, Ross Bouwkamp for Clearbrook Landscaping and Lawncare.**

Ross Bouwkamp was present to discuss his request, he stated that he was moving from Blendon Township.

Zoning Administrator Kushion discussed the request and his memo, he stated that he felt this was the perfect spot for a Landscaping Company because it was rural and zoned Commercial.

There was discussion among the Commission about landscaping along the east and west property lines, and location of proposed buildings.

Raak provided a motion to approve with conditions, motion was seconded by Nienhuis and carried unanimously.

Conditions-

1. Row of pine trees to be installed along the east property line adjacent to the existing single family home at 7675 96th Ave, extending to the north property line.

2. No compost shall be stored on site.
3. Fuel storage shall meet State of Michigan regulations.
4. Proposed Salt bin not to exceed 20' x 40'.

- **At 7:22 Chairperson Vander Zwaag opened discussion of Blair Lane and “Vehicle Fleet Rental” in the Commercial Zoning District.**

There was discussion among the Planning Commission about the overall property and the current storage of U-Haul trucks on site. There was discussion about prohibiting the use, or allowing it as a special use in the Commercial Zoning District. After discussion, the Planning Commission directed Mr. Kushion to contact the company and have them apply for a Special Use Permit at the next meeting.

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

There was discussion about a proposed PUD and rezoning on Stanton Street and various other zoning issues in the Township.

- **At 8:05 pm Dreyer provided a motion to adjourn. Motion was seconded by Nienhuis and carried unanimously.**

Respectfully submitted,
Steve Kushion, Zoning Administrator