

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

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

PRESENT

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

Absent- None

4 members of the public present.

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

At 7:02 Geertman moved to approve the October 12, 2021 meeting minutes. Motion was supported by Meekhof and carried unanimously.

- **At 7:03 pm Chairperson Dreyer opened the floor for any citizen comments regarding items not on the agenda.**

Randy Vander Zwaag asked about signs with obscenities. ZA Kushion stated he would talk to legal counsel.

- **At 7:04 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.**

There was discussion about the conditions and changes made since the previous PC meeting.

Geertman moved to approve the request as presented in the resolution dated 9-14-21 by legal counsel with conditions. Motion was supported by Nienhuis and carried unanimously.

Conditions as follows:

1. The applicant shall submit a letter of credit satisfying section 19.06F
2. Olive Township Fire Chief Approval of each phase.
3. Ottawa County Approval of Water and Sewer utility plans before building permits are issued within development.
4. The development must follow the Master Deed as submitted on 11-9-21.

•At 7:20 pm Chairperson Dreyer opened site plan review for a proposed addition of 2 buildings totaling 17,400 square feet just west of 13725 Van Buren St., 70-12-30-400-029, Michael Bosveld.

John Zevalkink, owner, spoke about the plan for the property. He stated that the goal of the property would be for high end storage for cars, motor homes, and boats. There was no plan for outside storage on site.

There was discussion about the well and septic on site as well as site drainage and landscaping.

Meekhof moved to approve the request with conditions. Motion was supported by Raak and carried unanimously.

Conditions as follows:

1. Construction to be brick or split block similar to existing construction on site.
2. 6' fence around area of new construction as well as 5' tall pine trees, 10' on center along new construction on west property line.
3. Approval of site drainage from Ottawa County Water Resources.
4. Well and septic approval from Ottawa County Health Department.
5. Any lighting on site must meet Olive Township standards and be approved by Zoning Administrator.

- At 8:15 pm Geertman 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
OCTOBER 12, 2021

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

PRESENT

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

Absent- Brian Raak

8 members of the public present.

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

At 7:02 Geertman moved to approve the September 14, 2021 meeting minutes. Motion was supported by Nienhuis and carried unanimously.

- **At 7:03 pm Chairperson Dreyer opened the floor for any citizen comments regarding items not on the agenda.**

None

- **At 7:03 Chairperson Dreyer opened the Public Hearing to amend the floodplain management for the state construction code ordinance by restating Section 22.05 regarding flood prone hazard areas; and to establish an effective date.**

There was discussion about the proposed ordinance by the Planning Commission and questions about the need to update.

Geertman moved to approve the request. Motion was supported by Meekhof and carried unanimously.

- **At 7:09pm Chairperson Dreyer opened site plan review for a proposed addition of 2 buildings totaling 17,400 square feet at 13725 Van Buren St., 70-12-30-400-029, Michael Bosveld.**

The engineering representative from Feenstra spoke on the request.

Jilayne Bosch, 13777 Van Buren spoke on the loud music, noise from machinery and items being stored outside on site.

Garry Dreyer, 14034 Van Buren, spoke on being on the Planning Commission and stated that the property had been in violation repeatedly over the years. He spoke about past violations that Greg Ransford sent to the owner.

Edward Bosch, 13777 Van Buren spoke on the sound that comes from the building, dead landscaping, and how close the buildings are to his property.

There was discussion with the Zoning Administrator about some of the items that might be deficient with the proposed site plan. Zoning Administrator Kushion offered to meet with the owner on site to address some of the concerns that were brought to light at the meeting.

Motion to table the request by Nienhuis, supported by Geertman and carried unanimously.

•At 7:41 Chairperson Dreyer opened the Site Plan Review for a 7,200 sq ft. building at 13520 Barry St., 70-12-32-300-033, King Company

Brian McCaulley, Operations manager, presented the site plan review to the Planning Commission.

There was a discussion about the building that was recently approved and what the building would be used for. The applicant stated that the building would be used to get some of their machinery out of the open and shielded from the weather.

Meekhof moved to approve the request. Motion was supported by Neinhuis and carried unanimously.

•At 7:48 Chairperson Dreyer opened Site Plan Review for an additional 107 mobile home units at 70-12-07-100-012, Brian Dougherty for West Olive Estates and Yes Companies.

Brian Dougherty from Yes Companies spoke about the changes made since the last revision. The Planning Commission agreed that this plan met most of their concerns from previous meetings. There was discussion about the landscaping along the west edge of the development as well as current landscaping on existing lots within the park.

Motion to approve the request by Geertman, supported by Meekhof. Motion passed unanimously with the following conditions.

1. Site plan approved will refer to sheets L-101, C-101, and V-101 with a project number of 20-10-051 by Holland Engineering with a revision date of 9-13-21.
2. The Zoning Administrator shall work with the applicant regarding section 18-10C as guidelines for landscaping in the park.
3. The applicant shall work to enforce the community living rules as submitted to the Zoning Administrator within the park.
4. Landscaping shall be completed within a year of the start of construction as shown on print L-101 with a date of 9-13-21.

•At 8:13 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 from Nederveld Inc. discussed the revised plans and how they had addressed previous concerns from the Planning Commission. There were some items that needed to be revised in the resolution provided by Ron Bultje, however, the Planning Commission was favorable with the plan as submitted.

Motion to table the request to revise the PUD Resolution by Geertman, supported by Neinhuis and carried unanimously.

- **At 8:36 pm Geertman provided a motion to adjourn. Motion was seconded by Neinhuis and carried unanimously.**

Respectfully submitted,
Steve Kushion, Zoning Administrator

OLIVE TOWNSHIP
PLANNING COMMISSION
Minutes of the Regular Meeting
September 14, 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

3 members of the public present.

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

At 7:02 Geertman moved to approve the August 10, 2021 meeting minutes. Motion was supported by Meekhoff and carried unanimously.

- **At 7:03 pm Chairperson Dreyer opened the floor for any citizen comments regarding items not on the agenda.**

None

- **At 7:03 Chairperson Dreyer opened the Public Hearing to rezone parcel 70-12-02-100-041 from RR/PUD to RR, Jerry Geertman/Bluegrass Land Company.**

There was talk about the lot and the history of the PUD, the property would be used for a single-family home. There was talk about hooking up to water and sewer on the property.

George Miles, 9455 112th, commented that he holds the family in high regard and he's glad it's not a PUD anymore.

Nienhuis moved to approve the request. Motion was supported by Dreyer and carried unanimously with Geertman abstaining.

- **At 7:15pm Chairperson Dreyer opened Special Use Renewals for M&M Kennels, 5004 116th Ave, Kennel Renewal.**

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

- **At 7:22 pm Geertman provided a motion to adjourn. Motion was seconded by Raak and carried unanimously.**

Respectfully submitted,
Steve Kushion, Zoning Administrator

OLIVE TOWNSHIP
PLANNING COMMISSION
Minutes of the Regular Meeting
August 10, 2021

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

PRESENT

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

Absent- None

6 members of the public present.

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

At 7:02 pm Geertman moved to approve the July 13, 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 pm Chairperson Dreyer opened the Public Hearing to rezone parcel 70-12-07-100-012 from Commercial PUD to Mobile Home Park, West Olive Estates (Yes Companies).**

Mr. Kushion stated that the rezoning meets the master plan and what is there and gave history on the parcel and its current zoning.

Amy from Yes Companies stated that what Mr. Kushion stated was accurate.

There were questions regarding the history of the park.

Geertman made a motion to approve the rezoning. Motion was supported by Raak and passed unanimously.

- **At 7:20 Chairperson Dreyer opened Site Plan Review for an additional 115 mobile home units at 70-12-07-100-012, Brian Dougherty for West Olive Estates and Yes Companies.**

There was discussion about the access to the park as well as the 25-foot vegetative barrier.

There was discussion about inoperable vehicles and junk on the newer part of the park and that the Planning Commission would like to see this addressed if there was any approval.

Jerry talked about the water and sewer in the park and if we can approve this as is.

There was discussion about the current roads and infrastructure in the park. Dreyer stated that he would like to see the applicant address the 25-foot setback on all sides of the parcel. Dreyer also stated that the RV storage drive should be located internally. There was also discussion regarding the "5000 square foot lot size" required by ordinance.

There was a motion to table by Geertman. Supported by Raak and carried unanimously.

- **At 8:10 pm Nienhuis provided a motion to adjourn. Motion was seconded by Meekhof and carried unanimously.**

Respectfully submitted,
Steve Kushion, Zoning Administrator

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

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