

OLIVE TOWNSHIP
PLANNING COMMISSION

Minutes of the Regular Meeting
May 10, 2022
7:00 PM

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

8 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 April 12, 2022 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

NEW BUSINESS

- **At 7:04 Chairperson Dreyer opened a Public Hearing for a Special Use Permit for a 5,680 Sq. Ft. Mini-warehouse in the Commercial Zoning District, DeWain DeCaire, 70-12-24-400-082, 9797 Port Sheldon St.**

4 items of correspondence were submitted and attached to the minutes.

Zoning Administrator Kushion outlined the request and covered the review memo that was provided to the Planning Commission.

Public Comment-

Jack Dekker, 6433 Rooster Lane, talked about the landscape plan and feels the car lot takes in a lot of vehicles. He stated that the car lot has used the Private Road in the past to drop off vehicles. He is opposed to the request.

Lisa and Duane Byxbe, 6517 Rooster Lane, her concern is the same as Jack and doesn't believe they are mini warehouses. She questioned the uses in the building.

Rachel Byxbe, 6550 Rooster Lane increased traffic that will be brought on by the building.

Randy Ensing, 9741 Port Sheldon, is concerned about it being sold as a high end storage.

There was discussion amongst the Planning Commission about the landscape plan, building appearance, drainage plan, circulation of vehicles on the property, and how the 2 special uses on the property will affect each other.

The Planning Commission requested that the Zoning Administrator meet with the applicant, who was absent from the meeting, and discuss the following-

- Building uses allowed
- Fire Chief Approval
- Knox Box
- OCWR approval
- Well and Septic Permit approval
- Building Façade and height, elevation discrepancies
- Approved greenbelt, 18-07B needs to be staggered.
- Site lighting
- Off street loading and unloading 23.05
- Signage
- Dumpster

Motion to table by Nienhuis, supported by Raak for the applicant to provide more information. Motion passed unanimously.

OLD BUSINESS

None

SPECIAL USE RENEWALS/TEMPORARY SEASONAL USES

- **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.**

Motion to approve by Nienhuis, supported by Raak and carried unanimously.

- **Special Use Renewal for Heyboer/Reenders (H & R Sand Mine) to operate a sand mine in the RR District, East of 144th Avenue on the South side of Fillmore Street. Parcels 70-12-06-100-024, 70-12-06-100-003, 70-12-06-100-019 & 70-12-06-100-004.**

Motion to approve by Meekhoff, supported by Raak and carried unanimously.

PLANNING COMMISSION MEMBER COMMENT & CORRESPONDENCE

None

Motion to adjourn at 8:05 by Meekhoff,, supported by Raak and carried unanimously.

Respectfully submitted,

Steve Kushion, Zoning Administrator

OLIVE TOWNSHIP
PLANNING COMMISSION
Minutes of the Regular Meeting
April 12, 2022

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

PRESENT

Jerry Geertman
Adrian Meekhof
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 as amended. Motion was seconded by Geertman and carried unanimously.

Raak provided a motion to approve the minutes of the March 8, 2022 meeting. Motion was seconded by Geertman and carried unanimously.

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

No comments.

- **At 7:02 Chairperson Dreyer opened the public hearing for a proposed rezoning/map amendment for Wayne Kiel (WOK Land Company LLC) to rezone a parcel in the Agricultural Zoning District to Commercial at 13871 Blair St., Parcel Number 70-12-19-200-010.**

The applicant contacted the Zoning Administrator and has requested that this item be removed from the agenda, and is no longer pursuing rezoning.

- **At 7:06 pm Chairperson Dreyer opened a Temporary Seasonal Use, Chuck Friese from TNT Fireworks, Seasonal Sales from June 17th through July 5th at 13714 Port Sheldon St.**

Motion to approve by Geertman to approve the request with the condition that it be approved by the Fire Chief and meet all state guidelines for fireworks businesses. Motion was seconded by Raak and passed unanimously.

- **At 7:21 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
March 8, 2022

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

PRESENT

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

Absent- None

4 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 9, 2021 meeting. Motion was seconded by Geertman and carried unanimously.

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

No comments.

- **At 7:05 Chairperson Dreyer opened the public hearing for a proposed rezoning/map amendment for Wayne Kiel (WOK Land Company LLC) to rezone a parcel in the Agricultural Zoning District to Commercial at 13871 Blair St., Parcel Number 70-12-19-200-010.**

There was discussion over the parcel and what can be done there currently, and what would need to be done if there was a change to commercial as opposed to keeping it Ag.

Wayne Kiel discussed the property and that he has had multiple inquires for commercial use over the last few years.

There was discussion about the house and it being livable. Nienhuis stated that he feels the home would need to go if the Commercial zoning were to be approved. They discussed uses in the Commercial zoning district as well as the need for Site Plan Review for all new commercial businesses. There was discussion about the Master Plan and where the property might go in the future.

Geertman made a motion to table the request. Motion was seconded by Raak and carried unanimously.

- **At 7:50 pm Chairperson Dreyer opened site plan review for a 11,970 Sq. Ft. storage**

building, Miedema Metal Buildings (Alex Miedema) for DeWind Onepass, 13444 Barry St., 70-12-32-300-034.

There was discussion about the outside of the building as well as what it would be used for. There was discussion about the surrounding properties and the drainage area.

Nienhuis made a motion to approve the request. Motion was seconded by Raak and carried unanimously.

- **At 8:05 pm Chairperson Dreyer opened a Special Use Renewal for a dog kennel, Kent and Sherri Merryman, 7552 128th Ave.**

Nienhuis made a motion to approve the request. Motion was seconded by Raak and carried unanimously.

- **At 8:06 pm Chairperson Dreyer opened a Temporary Seasonal Use, Andrew Machiela, Seasonal Sales from May 1 to December 20 at 9622 Port Sheldon St.**

Geertman made a motion to approve the request. Motion was seconded by Raak and carried unanimously.

- **At 8:15 pm Dreyer provided a motion to adjourn. Motion was seconded by Geertman and carried unanimously.**

Respectfully submitted,
Steve Kushion, Zoning Administrator