

OLIVE TOWNSHIP
PLANNING COMMISSION
Minutes of the Regular Meeting
June 14, 2022
7:00 PM

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

PRESENT

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

ABSENT

Jerry Geertman

6 members of the public present.

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

At 7:01 Raak moved to approve the May 10, 2022 meeting minutes. Motion was supported by Nienhuis and carried unanimously.

At 7:02 pm Chairperson Dreyer opened the floor for any citizen comments regarding items not on the agenda.

None

NEW BUSINESS

None

- **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.**

DeWain DeCaire discussed the request and the changes that were made to the site plan after the first meeting. There was discussion amongst the board and the applicant about the changes that were made to the site plan.

Wade Byxbe, 6550 Rooster Lane, stated that he didn't feel that there was adequate area for trucks to turn around at the proposed site.

There was discussion about the Planning Commission about the drainage on site. There were questions about additional signage and what the use of the building would be.

Raak questioned whether or not the applicant could get a semi or a gooseneck trailer into the parking lot and get it turned around adequately. There was discussion over the landscaping and stormwater management on site. DeCaire stated that the Ottawa County Health Department has approved the plans for the restrooms on site.

Kushion read over the concerns that the Planning Commission had after the first meeting and felt that the Planning Commission and applicant had responded to the concerns adequately.

Nienhuis talked about both parties and felt like in the end he couldn't deny the request, even though he felt like this wasn't the best place for it. He also spoke on how Borculo was seasonally wet with a high-water table and he felt like it was a great looking building, however he was against cars unloading on the private drive.

There was discussion about the building itself, Mr. DeCaire stated that it was post frame with 2x6 metal siding and a shingled roof, grey siding and black roof.

Motion to approve by Dreyer, with conditions, supported by Meekhof and passed unanimously. 4-0

Conditions:

1. Uses in the building limited to general personal storage, cars, boats, and RV's. No Commercial Business operations are to be run out of the storage suites.
2. Fire Chief approval of ingress and egress.
3. Ottawa County Water Resources approval of the site drainage plan.
4. Surety bond or letter of credit submitted in the amount of the required landscaping on the site.
5. Well and Septic permits must be submitted with Building Permit.
6. Outdoor lighting approved by the Zoning Administrator before Building Permit is issued.
7. Noise level at property line not to exceed 80 decibels.
8. Approval of the site plan presented including the green belt as shown dated 06/09/22.
9. The requirement to follow all off street loading and unloading, following section 23.05 ordinance.

SPECIAL USE RENEWALS/TEMPORARY SEASONAL USES

None

PLANNING COMMISSION MEMBER COMMENT & CORRESPONDENCE

None

Motion to adjourn at by Meekhof at 8:20 pm, supported by Raak and carried unanimously.

Respectfully submitted,
Steve Kushion, Zoning Administrator

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