

September 3, 2024 Oliver Township Board meeting minutes.

Supervisor, Tom Ziel opened the meeting at approximately 7 PM with the Pledge of Allegiance at the township hall. Members and guests present; Tom Ziel, Adam Herford, Jim Seley, Kevin McKenzie, Gary Sweeney, Steve Vaughan, Bob Ross and Ken Lind.

Motion to approve the agenda by Bob Ross and second by Kevin McKenzie. Motion passed.

Motion to approve the previous minutes and checks written by Gary Sweeney and seconded by Kevin McKenzie. Motion passed.

Treasurers report: Total of all balances at Frankenmuth Credit Union and M-Class are \$1,025,509.07.

Fire Chief's report:

Fire Chief, Jim Seley reported that the insurance company did not want to pay for the Eichler family fire run but they finally did.

He also reported that AutumnFest weekend went very well. They were over 500 meals served at the chicken barbecue and several events that the fire department helped with. Everyone is looking forward to next year.

The late Alfredo Santos was a pillar of the community for many decades. His family bought an elk monument and it was placed near the gazebo in the center of town. It was unveiled just before the AutumnFest parade.

The Fire Department would like to buy a mini cutter for \$4700. One of the winners of the AutumnFest drawings donated \$1000 back to the Fire Department to help with the purchase. Miniature jaws of life "mini cutter" is battery powered handheld unit that will be used will be used to help free victims of car, accidents, etc. The fire department will pick up the balance from the proceeds of the chicken barbecue and other fund raisers.

Fire runs:

August 7, lift assist.

August 12, two vehicle personal injury.

August 15, lift assist.

August 15, lift assist.

August 19, lift assist.

August 20, three vehicle personal injury.

August 21, lift assist.

August 27, windstorm, eight calls of power wires down.

August 28, 5 AM, assist Bad Axe fire department.

Site permits:

Karl Deering received a site permit for a new home on August 8. Price of home is \$320,000 so the fee is \$320. There is a pre-existing home on the property and Mr. Deering signed an agreement with a \$1000 bond, to tear the old home down by November 30, 2025. Copy of agreement will be with the site permit.

Adam Herford offered a resolution to update the dimensional requirements of section 504 Oliver Township Ordinance as recommended by the Township Planning Commission.

Support by Kevin McKenzie. Roll-call vote;

Ziel – yes, Sweeney – yes, Herford – yes, McKenzie – yes, Ross – yes. Resolution passed.

Note copy of published dimensional changes.

**OLIVER TWP. ORDINANCE
CHANGE IN SECTION 504, DIMENSIONAL REGULATIONS, OF THE
OLIVER TOWNSHIP ORDINANCE APPROVED AT SEPT 3, 2024
AT REGULAR BOARD MEETING**

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Adam Herford offered the resolution to accept the planning commissions changes of section 504 of the Oliver Township ordinance. It was seconded by Kevin McKenzie. Roll call vote; Tom Ziel – yes, Adam Herford – yes, Kevin McKenzie – yes, Gary Sweeney – yes, Bob Ross – yes. Resolution passed.

SECTION 504. DIMENSIONAL REGULATIONS

1. Lot Area, Minimum – Sixty-five thousand, three hundred and forty (65,340) square feet, or one and a half (1.5) acres.
2. Lot Width, Minimum – Three hundred (300) feet.
3. Front Yard, Minimum – One hundred (100) feet from the centerline of the road.
4. Rear Yard, Minimum – Forty (40) feet for all farm-related development. For a one-family detached dwelling unit, the minimum rear yard is twenty-five (25) feet from the rear lot line.
5. Side Yard, each, Minimum – Seventy-five (75) feet.
6. Corner Yard, Minimum – Seventy-five (75) feet for both the front and side yards.
7. Minimum Floor Area per Dwelling Unit – Each dwelling unit shall have a minimum finished living area of one thousand (1,000) square feet of floor area.
8. Height, Maximum – Thirty-five (35) feet or two (2) stories for principal structure. Maximum height for farm-related accessory structures is one hundred fifty (150) feet. The maximum height for farm-related accessory structures does not include silos, radio towers, and utility-grid wind energy systems.
9. Lot Coverage, Maximum Percent – Thirty-five (35%) percent.
10. Accessory Structures - No accessory structure may be located closer than ten (10) feet to the principal structure or in the front yard. Accessory structures shall not be located closer than fifty (50) feet to any property line fronting a public road. Minimum setback from side and rear yards for accessory structures shall be fifteen (15) feet.

Old Ordinance

At the July 18 meeting, the Oliver Township Planning Commission agreed to change the dimensional specifications of section 504 with a unanimous vote.

- Item 1: lot area minimum, changed to 1 acre (43,560 ft.²).
- Item 2: Lot width minimum, (road frontage), changed to 150 feet.
- Item 3: Front yard minimum, 100 feet from centerline of the road.
(No change).
- Item 4: Rear yard, changed to 40 feet minimum.
- Item 5: Side yard, changed to 40 feet minimum.
- Item 6: Corner yard, changed to 40 feet minimum.
- Item 7: Minimum floor area per dwelling unit, 1000 ft.² minimum.
No change from existing ordinance.
- Item 8: Maximum height, no change from existing ordinance.
(See figures 1 and 2).
- Item 9: Lot coverage, no change from existing ordinance.
(See figures 1 and 2).
- Item 10: Accessory structures, no change from existing ordinance.
(See figures 1 and 2).

These changes have to be voted on in a public Planning Commission hearing that has been advertised for 15 days prior in a local newspaper. Then the recommendation from the public hearing goes to the Township Board and becomes effective 7 days after the Township Board publishes the new regulations.

*Robert Ross
Oliver Township Clerk*

Ken Lind spoke about Oliver Township's insurance policy and recommended a slight increase in coverage.

Adam Herford made a motion to increase the insurance coverage on the fire trucks and township hall according to Ken Lind's recommendation. Second by Gary Sweeney. Motion passed.

Motion pay the bills by Adam Herford and to move money from M-class to Frankenmuth Credit Union to cover the checks. Especially the road commission bill of over \$400,000. Seconded by Gary Sweeney. Motion passed.

Bob Ross requested some filing cabinets for the Clerk's records to be placed in the vault. Motion by Adam Herford to purchase 2 filing cabinets at \$350 each or less. Second by Kevin McKenzie. Motion passed.

Motion to adjourn by Bob Ross and second by Gary Sweeney. Motion passed.

Minutes respectfully submitted by Bob Ross.