

BLENDON TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES

6-6-17

1. At 7:00 pm Chairman Mark Leathead called the meeting to order.
2. Mark Leathead offered the invocation.
3. Roll call: Present; Mark Leathead, Jim VanderVeen, Ron Wind, Rick Lamer, Jeff DeWind & Terry Huberts. Absent with notice; Paul Potter
4. Attendees:
 - Andrew Moore, Planning Consultant
 - Kurt Gernaat, Zoning Administrator & Fire Chief
5. Approval of the Agenda
Motion by Jim VanderVeen, supported by Ron Wind to approve the agenda as presented.
Motion carried - Unanimous
6. Approval of the minutes of the May 9th, Planning Commission meeting.
Motion by Jim VanderVeen, supported by Terry Huberts to approve the minutes from the May 9th, 2017 planning commission meeting.
Motion carried - Unanimous
7. Opportunity for public comment – no comments from the public were heard.
8. New Business
 - a. Public hearing – Rezone request by Jim Overweg to rezone parcel #70-13-05-300-018 from Ag to R1.
 - Kurt Gernaat read the public hearing
 - Mr. Overweg gave an explanation of what he is looking to do
 - Chairman Leathead opened the public hearing
 - Comments were heard from the public (one neighbor questioned the applicant about his intentions)
 - Chairman Leathead closed the public hearing
 - Motion by Terry Huberts supported by Ron Wind to recommend that the township board rezone parcel #70-13-05-300-018 from AG to R1 by resolution.Motion carried – Unanimous

b. Site Plan review for 5353 Baldwin private road

- Kelly Kuiper of Nederveld and Assoc. presented the request on behalf of the applicant
- Township Planner Andrew Moore gave his report
- Planning commissioners deliberated on the topic
- Motion by Rick Lamer supported by Jeff DeWind to approve the private road with the following conditions:
 - *1. No demolition or earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.*
 - *2. Prior to issuance of any Township permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.*
 - *3. The applicant shall obtain all necessary County, State, or Federal permits and approvals.*
 - *4. The applicant shall comply with the stipulations of the Township Fire Department and any other applicable emergency personnel regarding emergency vehicle access.*
 - *5. The applicant shall comply with the stipulations of the Township Engineer.*
 - *6. The applicant shall submit the proposed road name, the legal description of proposed private road easement and the proposed road maintenance agreement.*
 - *7. Should the private road ever serve 3 or more residences the surface shall be paved and curb and gutter shall be installed.*

Motion carried – unanimous

c. Site Plan review for Concept Tool and Die

- The applicant presented a site plan for his proposed addition
- Township Planner Andrew Moore gave his report on the proposed project
- Planning commissioners deliberated on the proposed addition
- Motion by Jeff DeWind supported by Rick Lamer to approve the site plans with the following conditions:
 - 1. No demolition or earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.*
 - 2. Prior to issuance of any Township permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.*
 - 3. The applicant shall obtain all necessary county, state, or federal permits and approvals.*
 - 4. The applicant shall comply with the stipulations of the Township Fire Department and any other applicable emergency personnel regarding emergency vehicle access.*
 - 5. The applicant shall submit stormwater calculations to the Township Engineer for review.*
 - 6. If any additional lighting is proposed, lighting details showing fully cut-off lighting fixtures shall be provided by the applicant for review by the Zoning Administrator.*

Motion carried – Unanimous

d. Site Plan amendment by AJ Pallet (office addition)

- The applicant presented his request for the addition of an office space onto the front of his already approved building.
- Township Planner Andrew Moore gave his report on the proposed changes
- Planning commissioners deliberated on the project
- Motion by Jim VanderVeen supported by Jeff DeWind to approve the proposed amendments with the following changes:
 - ZA to verify that 40% of the front is split block
 - The conditions of the previous site plan approval still apply.
 - The applicant shall submit building elevations for the office to ensure compliance with the zoning ordinance.

9. Old Business –

- a. Review of current bonds

10. Correspondence – no correspondence

11. Upcoming events

- a. Township Board Meeting – June 15th, 2017
- b. Planning Commission Meeting – July 11th, 2017

Adjourned at 8:17 pm

Recorded by Kurt Gernaat

Submitted by Paul Potter, Secretary