

**BLENDON TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**MINUTES**

**8-1-17**

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, Paul Potter, Ron Wind, Rick Lamer, Jeff DeWind & Terry Huberts.
4. Attendees:
  - Andrew Moore, Planning Consultant
  - Kurt Gernaat, Zoning Administrator & Fire Chief
5. Approval of the Agenda  
Motion by Rick Lamer, supported by Ron Wind to approve the agenda as presented.  
Motion carried - Unanimous
6. Approval of the minutes of the July 11<sup>th</sup>, Planning Commission meeting.  
Motion by Paul Potter, supported by Rick Lamer to approve the minutes from the July 11<sup>th</sup>, 2017 planning commission meeting.  
Motion carried - Unanimous
7. Opportunity for public comment – no comments from the public were heard.
8. New Business
  - a. Site plan review for Garden Solutions LLC.
    - Kelly Kuiper of Nederveld 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 Ron Wind to approve the Site Plan as presented by Nederveld and Garden Solutions.

*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 and submit copies of such permits to the Township.*
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 additional requirements imposed by Township Engineer*
6. *Any lighting shall be fully cut off and consistent with Section 15.01.08, subject to Zoning Administrator review.*
7. *Signage shall be reviewed by the Planner and/or Zoning Administrator prior to installation and shall comply with Chapter 10 of the Zoning Ordinance.*
8. *Applicant will be required to pull a \$25,000.00 performance bond to delay installing the bike path no later than September 1<sup>st</sup> of 2018.*
9. *Applicant is required to add landscaping on the west side to screen the neighboring properties.*

Motion Carried – Unanimous

- b. Discussion was held on whether or not septic tank densities in our subdivisions with higher densities could be an issue in the long term future. No changes were recommended at this time.
9. Old Business –
- a. Review of current bonds
10. Correspondence – minutes from the ZBA (Commissioner VanderVeen brought up the fact that in some communities Lakefront properties consider the front yard district to be the side facing the lake. Discussion was held on if that makes sense, but no changes were made at this time)
11. Upcoming events
- a. Township Board Meeting – August 17<sup>th</sup>, 2017
  - b. Planning Commission Meeting – September 5<sup>th</sup>, 2017

Adjourned at 8:25 pm

Recorded by Kurt Gernaat

Submitted by Paul Potter, Secretary