

BLENDON TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES

10-3-17

1. At 7:00 pm Chairman Mark Leathead called the meeting to order.
2. Rick Lamer 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
 - Don VanderKuy, Township Treasurer
 - Robin Overway, Township Clerk
 - Phil DeLange, Township Trustee
5. Approval of the Agenda
 - Motion by Paul Potter, supported by Rick Lamer to approve the agenda as presented.
 - Motion carried - Unanimous
6. Approval of the minutes of the September 5th, Planning Commission meeting.
 - Motion by Rick Lamer, supported by Ron Wind to approve the minutes from the September 5th, 2017 planning commission meeting.
 - Motion carried - Unanimous
7. Opportunity for public comment – No comments were heard
8. New Business
 - a. Public Hearing – Post Family Farms is requesting an SLU for Farms with Entertainment Facilities
 - Chairman Leathead opened the public hearing
 - No comments were heard
 - Chairman Leathead closed the public hearing
 - Andrew Moore gave his opinion on the subject and went through his report in detail
 - The commissioners deliberated on the matter

- Motion was made to approve the request of Post Family Farm for an SLU for a Farm with Entertainment Facilities by Jim VanderVeen and supported by Paul Potter subject to landscape screening be provided between them and the home to the east at said time that either the neighbor requests it or that the home is sold.
- Motion passed unanimously.

- b. Curtis Moran – Requesting to start home construction in Fox Meadows prior to Asphalt going in on the road.

Motion by Paul Potter supported by Terry Huberts to allow Curtis Moran builders to build with conditions as follows:

- A Performance guarantee is issued to the township to cover cost of road installation should developer not complete it.
- No occupancy permits allowed until base coat of asphalt is installed.
- All required state permits are granted
- Once building starts, the gravel base must be maintained such that emergency traffic can come and go as necessary including snow removal. To be inspected by the Fire Chief / Zoning administrator for verification of safe ingress and egress.

Motion carried - unanimous

- c. A Joint meeting was held with the township board to discuss the following topics
 - ✓ Home based business ordinance
 - ✓ Future of Water and Sewer in Blendon Township
 - ✓ Bike paths / recreation plan

No definitive decisions were reached nor motions made on any of the topics, but board members gave the planning commissioners direction on how they felt about each of the three topics. The planning commissioners will work on these topics moving forward.

- d. Motion by Paul Potter supported by Rick Lamer to change our November meeting date from 11-14-17 to 11-7-17.

Motion carried - unanimous

9. Old Business –

- a. Review of current bonds

10. Correspondence –

11. Upcoming events

- a. Township Board Meeting – October 19th, 2017
- b. Planning Commission Meeting – November 7th, 2017

Adjourned at 8:34 pm

Recorded by Kurt Gernaat

Submitted by Paul Potter, Secretary