

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

**1-2-18**

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, Terry Huberts, Jeff VanEck & Jeff DeWind. Absent with Notice: Rick Lamer & Ron Wind
4. Attendees:
  - Andrew Moore, Planning Consultant
  - Kurt Gernaat, Zoning Administrator & Fire Chief
5. Approval of the Agenda
  - Motion by Jim VanderVeen, supported by Terry Huberts to approve the agenda.
  - Motion carried - Unanimous
6. Approval of the minutes of the December 5<sup>th</sup>, Planning Commission meeting.
  - Motion by Jim VanderVeen, supported by Jeff DeWind to approve the minutes from the December 5<sup>th</sup> 2017 planning commission meeting.
  - Motion carried - Unanimous
7. Opportunity for public comment –
  - a. Doug Ulberg inquired about lowering the required bond amount for the Doug Ulberg Sand Mine on Blair.
8. New Business
  - a. Site Plan review for Private Road on Parcel #70-13-25-200-037 & 70-13-25-200-007 for Sam Sterk on the old Cottage Grove plat submission
    - Motion by Jim VanderVeen, supported by Jeff DeWind to approve the Site Plan 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 any requirements resulting from Township Fire Department review and any other applicable emergency personnel regarding emergency vehicle access.*

*5. The applicant shall comply with any requirements from the Township Engineer.*

*6. The applicant shall submit the proposed road name, the legal description of proposed private road easement, and the proposed shared driveway and road maintenance agreements.*

*7. The approval is for the private road only; the land divisions and shared residential driveway (located off 48th Ave) is to be reviewed by staff.*

*8. That the cul-de-sac for the private road be designed to a 50' radius to better accommodate emergency equipment.*

*9. Water main easement will be provided across parcel "M" from Eagle Pass to the Private Drive cul-de-sac for potential future water main.*

*10. That area be provided along the north edge of the property / south edge of Port Sheldon for future sidewalk either via easement or land grant to OCRC.*

*11. That we grant a waiver to extend the private road past the maximum length required in our ordinance number 9.05.02 (d).*

9. Old Business –

- a. First Draft of "Agricultural Support Services" SLU
  - The commissioners deliberated and gave feedback to Andrew to make some modifications for review at our next meeting
- b. Swimming Pool Enclosures
  - Andrew suggested a minor amendment to the ordinance draft included in the packets.
- c. Review of current bonds

10. Correspondence – no correspondence

11. Upcoming events

- a. Township Board Meeting – January 18<sup>th</sup>, 2018

b. Planning Commission Meeting – February 6<sup>th</sup>, 2018

Adjourned at 8:22 pm

Recorded by Kurt Gernaat

Submitted by Terry Huberts, Secretary