

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

**11-7-17**

1. At 7:00 pm Chairman Mark Leathead called the meeting to order.
2. Jeff DeWind offered the invocation.
3. Roll call: Present; Mark Leathead, Jim VanderVeen, Rick Lamer, Jeff DeWind & Terry Huberts. Absent with Notice: Paul Potter & Ron Wind
4. Attendees:
  - Andrew Moore, Planning Consultant
  - Kurt Gernaat, Zoning Administrator & Fire Chief
5. Approval of the Agenda
  - Motion by Rick Lamer, supported by Jeff DeWind to approve the agenda as presented.
  - Motion carried - Unanimous
6. Approval of the minutes of the October 3<sup>rd</sup>, Planning Commission meeting.
  - Motion by Rick Lamer, supported by Terry Huberts to approve the minutes from the October 3<sup>rd</sup>, 2017 planning commission meeting.
  - Motion carried - Unanimous
7. Opportunity for public comment – No comments were heard
8. New Business
  - a. Public Hearing – Request by George Morren to re-zone parcel # 70-13-33-100-004 from AG to R-1.
    - Chairman Leathead recused himself from the meeting due to being related to the applicant
    - Vice Chairman Lamer opened the public hearing
    - No comments were heard
    - Vice Chairman Lamer 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 by Jim VanderVeen, supported by Terry Huberts to recommend that the township board approve the re-zone request by George Morren to re-zone parcel # 70-13-33-100-004 from AG to R-1.
  - Motion passed unanimously.
  - Chairman Leathead re-joined the meeting
- b. Site Plan Review for Dollar General to be located on parcel #70-13-19-300-066 located on the NE corner of 96<sup>th</sup> Ave. and Henry Ct.
- Commissioner DeWind recused himself from the meeting due to a personal conflict of interest
  - Todd Stuive of Exxel Engineering presented the site plan on behalf of the applicant.

Motion by Rick Lamer supported by Jim VanderVeen to approve the Site Plan request with conditions as follows:

- 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, including the following: a. Driveway curb radius shall be revised to meet Township standards.*
- 6. The applicant shall submit dumpster enclosure elevations which comply with Section 15.01.05(a)(2) for review by the Zoning Administrator.*
- 7. The applicant shall provide awnings on the front façade of a building on the western and southern elevation of the building (facing 96<sup>th</sup> and Henry Ct.) as required by Section 05.04.03(e).*
- 8. The applicant shall provide a new landscaping plan to reflect the changes proposed.*
- 9. The applicant shall install vinyl fencing along the northern property line and along the southern edge of the loading area and shadowbox wood fencing along the east property line.*

Motion carried – unanimous

- Commissioner DeWind rejoined the meeting
- c. Swimming Pool Enclosures  
 Motion by Mark Leathead supported by Jim VanderVeen to table it until next month  
 Motion carried – unanimous
- d. Election of Secretary –  
 Motion by Rick Lamer, supported by Jeff DeWind to elect Terry Huberts as secretary of the Planning Commission  
 Motion carried - unanimous

9. Old Business –

a. Expansion of the Georgetown water supply

Motion by Rick Lamer supported by Jeff DeWind to have Mark Leathead as Planning Commission chair, Jim VanderVeen as Township board representation, and Kurt Gernaat as Zoning Administrator to meet with Georgetown Twp. to discuss this further.

Motion carried - unanimous

b. Home based business

c. Review of current bonds

10. Correspondence –

a. Resignation letter of Paul Potter

b. Letter from Jim Scales regarding Pool enclosures

11. Upcoming events

a. Township Board Meeting – November 16<sup>th</sup>, 2017

b. Planning Commission Meeting – December 5<sup>th</sup>, 2017

Adjourned at 9:24 pm

Recorded by Kurt Gernaat

Submitted by Terry Huberts, Secretary