

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

**5-1-18**

1. At 7:00 pm Vice-Chairman Rick Lamer called the meeting to order.
2. Jeff DeWind offered the invocation.
3. Roll call: Present; Jim VanderVeen, Jeff DeWind, Jeff VanEck, Rick Lamer & Ron Wind.  
Absent with Notice: Terry Huberts
4. Attendees:
  - Andrew Moore, Planning Consultant
  - Kirk Scharphorn Jr., Zoning Administrator
  - Kurt Gernaat, Fire Chief
5. Approval of the Agenda  
Motion by Jeff DeWind, supported by Ron Wind to approve the agenda with the addition of Kirk Scharphorn Jr. to the agenda as an attendee.  
Motion carried - Unanimous
6. Approval of the minutes of the March 6<sup>th</sup>, 2018 Planning Commission meeting.  
Motion by Ron Wind, supported by Jeff DeWind to approve the minutes from the March 6<sup>th</sup>, 2018 planning commission meeting.  
Motion carried - Unanimous
7. Opportunity for public comment – No comments from the public were heard
8. New Business
  - a. Election of Officers
    - Motion by Jeff DeWind, supported by Jim VanderVeen to nominate Rick Lamer as Chairman of the Planning Commission and to close nominations electing Rick Lamer as Chairman
    - Motion Carried - Unanimous
    - Motion by Jim VanderVeen, supported by Jeff DeWind to nominate Terry Huberts as Vice-Chairman of the Planning Commission and to close nominations electing Terry Huberts as Vice-Chairman
    - Motion Carried - Unanimous

- Motion by Jim VanderVeen, supported by Ron Wind to nominate Jeff DeWind as Secretary of the Planning Commission and to close nominations electing Jeff DeWind as Secretary
  - Motion carried - Unanimous
- b. Public Hearing for the “Farms with Entertainment” SLU request by Ferwerda Farms located on parcel #70-13-05-300-004
- Kurt Gernaat read the public notice
  - Emily Ferwerda presented on behalf of Ferwerda Farms. The site plan was not received until the time of the meeting.
  - Chairman Lamer opened the public hearing
  - Several neighbors spoke in regards to the proposed SLU
  - Chairman Lamer closed the public hearing.
  - Andrew Moore gave a brief review of the request, but stated that not having seen a site plan prior to the meeting, that the planning commission should hold the public hearing, but table any decisions until the site plan can be reviewed.
  - Planning Commissioners deliberated.
  - Motion by Jim VanderVeen, supported by Jeff VanEck to table a decision until further review can be done on the proposed site plan and that the public hearing can be properly noticed.
  - Motion carried
- c. Resolution to approve 48 West Site Condominium
- Ron VanSingel of the Merestone Group presented the revised plans for the 48 West Site Condominium
  - Andrew Moore gave a brief overview of the resolution that he had prepared for the meeting.
  - Motion to adopt Resolution with changes by Jim VanderVeen supported by Jeff DeWind to approve the 48 West site condominium. (See attached resolution)
  - Roll Call vote; Dewind-yes, VanEck-yes, Wind-yes, VanderVeen-yes, & Lamer-yes.
  - Resolution adopted
- d. Preliminary review of proposed South Blendon Vista apartment project
- Todd Stuive of Exxel Engineering presented the preliminary plans for South Blendon Vista apartment project
  - Commissioners reviewed the project asked questions of the applicant and gave the applicant a list of items that they would like to see amended prior to the June planning commission meeting.
- e. Request by Brent Doerr to extend his approved SLU of a cell tower at 72<sup>nd</sup> & Barry.

- Ben Varney presented the request on behalf of ERS Telcom
- Planning commissioners discussed the request
- Motion by Ron Wind, supported by Jim VanderVeen to extend the project start date of the approved SLU for a period of six months.
- Motion carried - Unanimous

9. Old Business –

- a. Swimming Pool fence requirements ordinance amendment.
  - Commissioners received input from Andrew Moore & Kirk Scharphorn Jr., as well as reviewed the material submitted by resident Klynt Marcusse, and deliberated amongst themselves.
  - Motion by Jeff DeWind, supported by Jeff VanEck to accept the proposed ordinance amendment that Andrew Moore had previously supplied.
  - Motion carried 3-2.
- b. Review of current bonds

10. Correspondence – the following items were received into correspondence

- Letter from Brent Doerr
- Information packet from Klynt Marcusse regarding automatic pool covers
- Letter from Ottawa County regarding their review of our proposed Master Plan
- Letter from Zeeland township referencing them working on their Master Plan
- Letter from Jamestown township referencing them working on their Master Plan
- (3) Letters received referencing the Ferwerda Farms SLU request
- Verbal notice that starting in June the Township Board will be meeting on the third Monday of each month

11. Upcoming events

- a. Township Board Meeting – May 17<sup>th</sup>, 2018
- b. Planning Commission Meeting – June 5<sup>th</sup>, 2018

Adjourned at 10:01 pm

Recorded by Kurt Gernaat

Submitted by Jeff DeWind, Secretary