

BLENDON TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES
6-5-18

1. Call to Order by Rick Lamer at 7:05pm
2. Invocation by Jim Vander Veen
3. Roll Call: Rick Lamer, present; Terry Huberts, present; Jeff DeWind, present; Jeff Van Eck, present; Jim Vander Veen, present; Jason Vander Kodde, present.

Ron Wind, absent with notice
4. Attendees: Andrew Moore, Planning Consultant; Kirk Scharphorn Jr, Zoning; Kurt Gernaat, Fire Chief
5. Motion to approve the Agenda made by Jim Vander Veen; supported by Terry Huberts
6. Motion to approve the minutes of the May 1, 2018 Planning Commission Meeting made by Jeff Van Eck; supported by Jeff De Wind.
7. No public comments were made at this time
8. New Business
 - a. Request by Marshall Elzinga to rezone Parcel # 70-13-22-200-001 from AG-Agricultural Preservation to R-1 Low Density Residential
 - Andrew Moore read the public announcement
 - Marshall Elzinga commented on the request
 - Chairman Lamer opened the Public Hearing
 - Chairman Lamer closed the Public Hearing
 - Planning Commissioners deliberated
 - Motion by Terry Huberts, supported by Jim Vander Veen to recommend to the Township Board that they approve Mr Elzinga's rezone request using the information provided by Kirk Scharporn Jr.
 - Motion passed 6-0
 - b. Request by South Blendon Vista for an SLU and Site Plan approval to build apartments on Parcels #70-13-25-200-007, 024, 037.
 - Andrew Moore read the public announcement

- Todd Stuve presented the request on behalf of the applicant
- Chairman Lamer opened the Public Hearing
- Several people commented
- Chairman Lamer closed the public hearing
- Planning Commissioners deliberated
- Andy's recommendation is to gather more information and make a decision at a later date.
- Jason Vander Kodde made a motion to table approval of the SLU and Site Plan for South Blendon Vista, supported by Terry Huberts, until further information is gathered and zoning is met by the applicant. Jason listed the following items that need to be addressed:

- 1) Provide Traffic Impact Study per ordinance
- 2) Request to relocate several garages for better aesthetics from Eaglepass Drive per master plan
- 3) Provide buffering/landscaping plans per ordinance
- 4) Provide fencing plan per Commissioner VanderVeen comments with additional gate on 30' strip
- 5) Provide sidewalk to playground from west unit(s)
- 6) Provide sidewalks from all units to public roadway
- 7) Provide sidewalks on both sides of public roadway per ordinance
- 8) Construct all 8' bike path on Port Sheldon at this time per ordinance
- 9) Recommend portions of the ponds be 12' deep and aerated
- 10) Verify pond slope design is compliant with OCDC standards
- 11) Provide lighting information with photometric plan per ordinance
- 12) Stub the sanitary sewer to the east adjacent property
- 13) Stub the watermain to the east and the west adjacent properties
- 14) Provide dumpster enclosure information per ordinance
- 15) Relocate office driveway further from Port Sheldon per OCRC standard
- 16) Provide written facility maintenance plans per Andy
- 17) Provide responses to fire chief comments (addresses, Knox box)

- Motion passed

YAYS: 5

NAYS: 1

Chairman Lamer called a 5 minute recess from 9:50-9:55pm

9. Old Business:

- a. Second Public Hearing for an SLU Request by Ferwerda to have an SLU for "Farms with Entertainment facilities" on parcel #70-13-05-300-004
 - Kurt Gernaat read the public announcement
 - Emily Ferwerda made a presentation
 - Chairman Lamer opened the Public Hearing
 - Several people commented on the request
 - Chairman Lamer closed the public hearing
 - Planning Commissioners deliberated
 - Motion made by Jim Vander Veen, supported by Terry Huberts, to allow the June 16 Mud Run to proceed, subject to the conditions outlined below. The remainder of Ferwerda/Rust n Dust application is tabled, and no other events, including additional mud runs, weddings, and the Rust n Dust, are permitted

until a special land use approval by the Planning Commission is obtained at a subsequent meeting.

- a. *No additional demolition or earthwork shall be undertaken on the site except as shown on the site plan and until a building permit has been issued consistent with this approval, if applicable.*
- b. *Prior to conducting any events or the issuance of any Township permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.*
- c. *The applicant shall maintain all required state, federal, and local permits and approvals.*
- d. *The applicant shall comply with the stipulations of the Township Fire Department and any other applicable emergency personnel regarding emergency vehicle access to the site.*
- e. *Any and all food and beverage service activities associated with the event shall at all times comply with any and all requirements of the Ottawa County Health Department and the Michigan Liquor Control Commission and evidence of applicable agency review and approval shall be provided to the Township.*
- f. *If additional lighting is proposed, such lighting shall be fully cut-off and arranged to prevent glare onto neighboring properties.*
- g. *There shall be no speaker system, amplified noise, performance, band, or similar music outdoors after 9:30 PM. Noise from events and/or outdoor entertainment shall not exceed those standards contained in the Blendon Township Noise Ordinance.*
- h. *The number of attendees at the June 16 Mud Run event shall not exceed 2,000. The applicant shall issue tickets to patrons to monitor attendance.*
- i. *The applicant shall ensure that sufficient event staff are utilized to ensure compliance with the terms of this permit and protect the general health, safety, and welfare of the community.*
- j. *No campsites shall be permitted on the property.*
- k. *All vehicular parking shall occur within the designated parking area as illustrated on the site plan. While it is not required that the parking area be paved, the applicant shall all times ensure that this parking area is maintained in good condition. No parking may occur in any street right of way nor anywhere else that would require a visitor to cross a public road. If available on-site parking is fully occupied, event staff shall limit vehicle admissions until a sufficient number of vehicles have departed.*
- l. *The main driveway to the site shall maintain a minimum width of 20 feet and shall provide and maintain a minimum of 16 feet of vertical clearance to accommodate emergency services vehicles and personnel.*
- m. *The applicant shall provide the Township Zoning Administrator the name and cell phone number of a person in responsible charge of the event who can respond to issues which arise during the event.*
- n. *The Township may exercise all enforcement remedies available to it upon finding that the terms of this permit are being or have been violated, including, but not limited to, the initiation of proceedings to suspend or revoke this permit for the June 16 event pursuant to Section 13.02.07 of the Township Zoning Ordinance.*
- o. *Hours of operation for the event shall be between 8:00AM to 6:30PM, and all patrons shall be off site by 9:00PM.*

Motion carried with all members voting yes

- Jason Vander Kodde made a motion to appoint a sub-committee to determine conditions of a potential approval for the requested SLU by Ferwerda Farms. Motion supported by Jim Vander Veen. The sub-committee will consist of Jim Vander Veen, Rick Lamer and Jeff VanEck
- Motion carried

b. Bonds were reviewed

10. No correspondence received

11. Upcoming events

- a. Township Board Meeting – June 18, 2018 (Note: The Board Meetings have changed from the 3rd Thursday of the month to the 3rd Monday of the month)
- b. Planning Commission Meeting – July 10, 2018

12. Motion to adjourn at 11:43pm made by Terry Huberts, supported by Jim Vander Veen

Recorded by Kristi Simmons

Submitted by Terry Huberts, Secretary