



9. Old Business

- a. Ferwerda "Farms with Entertainment facilities" SLU --

Motion to untable Ferwerda "Farms with Entertainment facilities" SLU made by Jason Vander Kodde, supported by Jim Vander Veen.

Motion carried  
5-0

- Planning Commissioners deliberated

Motion to approve a "Resolution temporarily approving the proposed site plan and special land use application submitted by Phil Ferwerda/Rust and Dust for a farm with entertainment facility located at 8427 Taylor Street" made by Jason Vander Kodde, supported by Jim Vander Veen with the following conditions:

Motion carried  
5-0

**Conditions of Approval.**

*This site plan and special land use approval is subject to the following conditions and regulations:*

- This special land use approval is valid through October 31, 2018, after which time no further events shall be permitted without Township approval.*
- 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.*
- 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.*
- The applicant shall maintain all required state, federal, and local permits and approvals.*
- 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.*
- Any and all food and beverage service activities associated with events on the property 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. The sale of alcoholic beverages on the property is prohibited.*
- If additional lighting is proposed, such lighting shall be fully cut-off and arranged to prevent glare onto neighboring properties.*
- Unless more restrictive requirements are specified in subsection (i) below, there shall be no speaker system, amplified noise, performance, band, or similar music outdoors after 9:30 PM Sunday-Thursday, and after 11:30 PM on Fridays and Saturdays. The applicant shall take all reasonable steps to control and minimize noise originating from the event(s).*
- This resolution permits the applicant to hold the following types of events only between the adoption date of this resolution and October 31, 2018, as follows:*

1) Rust n Dust

*One "Rust n Dust" show is permitted and the duration of the event shall not exceed four days.*

*The number of attendees on the property at any one time for the "Rust n Dust" event shall not exceed 2,000.*

*Hours of operation for the Rust n Dust show shall be between 8:00 AM and 8:00 PM; except that on the Friday night of the event, hours of operation may be extended until 9:00 PM. In all cases, all participants and patrons must exit the site by 10:00 PM.*

*At least two weeks prior to the "Rust n Dust" event, the applicant shall notify the Township Zoning Administrator and the Blendon Township Fire Department of the upcoming event. This notification shall include telephone or cell phone number of a person in responsible charge on-site available 24*

hours a day for the entire duration of the event, and an access plan to allow emergency vehicles safe and unimpeded access to the property in case of emergency.

2) Weddings

Not more than four (4) weddings shall be held between the adoption date of this resolution and October 31, 2018.

The number of people on the subject property for a wedding shall not exceed 250.

Hours of operation for weddings shall be between 10:00 AM and 11:30 PM. All participants and patrons must exit the site by 12:00 AM (midnight).

The applicant shall file with the Township the telephone or cell phone number of a person in responsible charge on-site who is available for the entire duration of the event.

3) Mud Runs

The applicant shall be permitted to host not more than one (1) "mud run" between the adoption date of this resolution and October 31, 2018.

The number of people on the subject property for "mud runs" shall not exceed 2,000.

Hours of operation for "mud run" events shall be between 8:00 AM and 6:30 PM. All participants and patrons must exit the site by 9:00 pm.

At least two weeks prior to a "mud run" event, the applicant shall notify the Township Zoning Administrator and the Blendon Township Fire Department of the upcoming event. This notification shall include telephone or cell phone number of a person in responsible charge on-site who is available for the entire duration of the event, an access plan to allow emergency vehicles safe and unimpeded access to the property in case of emergency, and any other information deemed necessary by the Township.

- j. The applicant shall ensure that sufficient event staff are utilized to ensure compliance with the terms of this special land use permit and protect the general health, safety, and welfare of the community.
- k. No on-site camping connected to the above-mentioned events shall be permitted on the property.
- l. 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 at 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.
- m. The main driveway to the site off of Taylor Street 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. A secondary gated access drive located off of Stanton Street shall be improved so as to accommodate emergency services personnel and equipment. Both driveways shall be subject to inspection by the Township Fire Chief or his/her designee.
- n. The Planning Commission may impose additional requirements or conditions, reduce the number and type of events, or require any other changes to the special land use permit at any time in order to protect the public health, safety, and welfare.
- o. 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 special land use permit pursuant to Section 13.02.07 of the Township Zoning Ordinance.

b. South Blendon Vista SLU –

Motion to untable South Blendon Vista SLU made by Terry Hubert, supported by Jim Vander Veen.

Motion carried  
4-1

- Todd Stuve presented new information regarding the SLU
- Planning Commission deliberated

Jim Vander Veen made a motion to table South Blendon Vista SLU until the residents living closest to the South Blendon Vista Apartments (parcels 70-13-25-200-038 and 70-13-25-200-040) have a private meeting with the developers to discuss the project. Jason Vander Kodde supported the motion to table with the addition of the following reasons:

He just received the information today

He would like to review the landscaping conditions further

Verification that the OCCR has accepted the traffic study

That the garage doors have more appeal

More study into traffic effect is made including the effects during the school months, i.e...Unity Christian School.

Motion carried  
5-0

- c. Review of current bonds

#### 10. Correspondence

- a. Correspondence received in regards to the public hearing for the Bauer Market Place SLU
- b. Correspondence received in regards to the South Blendon Vista SLU
- c. Commissioners deliberated on what the timeline and process of applications coming before the Planning Commission should be.

#### 11. Upcoming Events

- a. Township Board Meeting – July 16, 2018
- b. Planning Commission Meeting – August 14, 2018

#### 12. Adjourned at 9:15pm

Recorded by Kristi Simmons  
Submitted by Jeff DeWind, Secretary