

BLENDON TOWNSHIP

PLANNING COMMISSION MEETING

MINUTES

8-14-18

1. At 7:00 pm Chairman Rick Lamer called the meeting to order.
2. Jeff VanEck offered the invocation.
3. Roll call: Present; Jim VanderVeen, Jason VanderKodde, Jeff DeWind, Jeff VanEck, Rick Lamer & Terry Huberts. Absent with Notice: Ron Wind
4. Attendees:
 - Andrew Moore, Planning Consultant
 - Kirk Scharphorn Jr., Zoning Administrator
 - Kurt Gernaat, Fire Chief
5. Approval of the Agenda
 - Motion by Jim VanderVeen, supported by Jeff DeWind to approve the agenda as with the addition of item (b.) under correspondence.
 - Motion carried - Unanimous
6. Approval of the minutes of the July 10th, 2018 Planning Commission meeting.
 - Motion by Jim VanderVeen, supported by Jeff Van Eck to approve the minutes from the July 10th, 2018 planning commission meeting.
 - Motion carried - Unanimous
7. Opportunity for public comment – no comments from the public were heard
8. New Business
 - a. Discussion on the revisions made to the Zoning application forms. A couple of revisions were suggested. Andrew will make the changes and supply the township with the new forms in a pdf format.
9. Old Business –
 - a. Bauer Marketplace SLU request (tabled item)
 - Motion by Jim VanderVeen, supported by Jason VanderKodde to remove this item from tabled business.
 - Motion Carried
 - The applicant gave an updated account of what they do, and what it is specifically that they are requesting.

- Andrew Moore gave a synopsis of his report.
 - The planning commissioners asked questions of the applicant and deliberated on the topic
 - Motion by Jim VanderVeen, supported by Jeff DeWind to table the SLU until next month's meeting.
 - Motion carried 5-1.
- b. South Blendon Vista SLU
- Motion by Jason VanderKodde, supported by Jim VanderVeen to remove this item from tabled business.
 - Motion carried
 - Todd Stuve presented a new plan on behalf of the applicant utilizing a private road in place of the public road for access to the proposed apartments.
 - The commissioners each gave some opening remarks in regards to the new plans presented.
 - Chairman Lamer offered the public the opportunity to speak to the proposed apartments.
 - Several people spoke in regards to the proposed apartments.
 - Commissioners deliberated on the proposed apartments
 - Motion by Jim VanderVeen, supported by Jeff VanEck to grant tentative special land use approval for the South Blendon Vista apartment project with significant follow-up work to still be done including deciding on private road versus public road options, Building styles and materials, and all of the concerns outlined in Andrew Moore's (Williams & Works) report dated July 5th. One other stipulation would be that no greater density be approved.
 - Motion passed 4-2
- c. Review of current bonds
10. Correspondence – the following items were received into correspondence
- a. Many letters were received regarding the proposed South Blendon Vista apartments.
 - b. Jim VanderVeen gave a township board report to the planning commissioners in regards to the moratorium on "farms with Entertainment facilities" SLU & also that the board has approved initial engineering to look at potential sidewalks in Borculo
11. Upcoming events
- a. Township Board Meeting – August 20th, 2018
 - b. Planning Commission Meeting – September 4th, 2018

Adjourned at 10:08 pm

Recorded by Kurt Gernaat

Submitted by Jeff DeWind, Secretary