

**BLENDON TOWNSHIP  
PLANNING COMMISSION MEETING  
MINUTES  
10-02-2018**

- 1. At 7:00 pm Chairman Rick Lamer called the meeting to order.**
- 2. Jason Vander Kodde offered the invocation.**
- 3. Roll call:**
  - Present; Jim VanderVeen, Jason VanderKodde, Jeff DeWind, Jeff VanEck, Rick Lamer, Terry Huberts, 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 with the addition of 'Water Report' and 'New Park Information' being added under 'New Business'
  - Motion carried - Unanimous
- 6. Approval of the minutes of the September 4, 2018 Planning Commission meeting.**
  - Motion by Jeff DeWind, supported by Ron Wind to approve the minutes from the September 4, 2018 planning commission meeting.
  - Motion carried - Unanimous
- 7. Opportunity for public comment – none given**
- 8. New Business:**
  - a. Driesenga SLU:**
    - Withdrawn from agenda due to improper procedure by township.
    - To be addressed at November 13, 2018 meeting.
  - b. Haveman Rezone AG to R-1:**
    - Withdrawn from agenda due to improper procedure by township.
    - To be addressed at November 13, 2018 meeting
  - c. Outdoor Events Ordinance Draft:**
    - Andy Moore presented first draft of the Outdoor Events Ordinance.
    - Andy made emphasis on Section 1: Definitions. Andy also, spoke briefly on each section listed in the Ordinance and items needed for approval to obtain the license.
    - The board asked questions of clarification and offered preliminary discussion on the topic.

- Chairman Lamer recommend the discussion on the Outdoor Events Ordinance be tabled until November meeting when the draft can be further reviewed by the board members and questions-concerns formulated.

- Board supported - unanimous

**d. Water Report:**

- Commissioner Jim Vander Veen presented information concerning the current and projected ground water levels and how they are being affected.
- Commissioner Vander Veen will send a link to presentation that was given at the county meeting via email to the board.
- Commissioner Vander Veen recommended discussion of the water report be tabled until the November meeting so the board has time to review the presentation.
- Board supported - unanimous

**e. Park Information:**

- Commissioner Vander Veen shared that a monetary donation has been made to Township Board for the development and building of a small skate park, splash pad and playground.
- Board in very early stages of planning.
- Fire Station One, on Tyler and 54<sup>th</sup> Ave, as a possible location.
- More information to be shared once more plans have been made.

**9. Old Business –**

**a. South Blendon Vista SLU:**

- Motion by Jason Vander Kodde, supported by Jeff DeWind to remove this item from tabled business.
- Motion carried
- Todd Stuve presented new revised plans on behalf on the applicant emphasis on road access points, more visually appealing rooflines and brick, doubling the density of trees and the addition of landscape areas.
- Commission Vander Kodde offered information supporting that further work needed to be done on access management, building quality, landscape management.
- The commissioners offered many concerns on roads and access points.
- Board addressed concerns and questions with Todd Stuve.
- Motion
- Motion by Jim Vander Veen, supported by Ron Wind to table the SLU until next month's meeting based on the confirmation of building size and until the developer can receive and present verification from Consumer's Energy concerning allowable crossings.
- Motion carried - unanimous.

**b. Bauer Market Place SLU:**

- Motion by Terry Huberts, supported by Jim Vander Veen to remove this item from tabled business.
- Motion carried

- Applicants, Scott and Ruth Luurtsema, addressed the board will revisions that have been made to the site plan.
- The commissioners had discussion and questioned the applicants on the driveway and parking revisions on the site plan.
- Motion to approve by Jim Vander Veen, based on the following conditions of approval as stated below and in the revised SLU:
- Pavement be at least 20 feet wide with handicap striped lot
- Placement of handicap restroom on hard surface and hard surface accessibility
- Driveway from road needs to be 20 feet wide with 16 feet of vertical clearance
- Hard surface to be laid before end of 2018
- Applicant to provide a revised site plan with above stated conditions by October 31, 2018
- Revised SLU: Attached to the end of the minutes. (pages 4-15)
- Motion to adopt the revised resolution made by Jason Vander Kodde, support by Jim Vander Veen based on stated conditions
- Motion passed unanimously

**10. Correspondence – the following items were received into correspondence**

- A letter and site map from Merestone Group, Ron VanSingle, concerning sewer hook-up possibilities for the 48-West development in relation to the South Blendon Vista SLU

**11. Upcoming events**

- Township Board Meeting – October 15, 2018
- Safety Services Meeting – October 25, 2018
- Planning Commission Meeting – November 13, 2018

**12. Adjournment:**

- Motion to adjourn made by Jeff De Wind, support by Jason Vander Veen.
- Motion Carried - unanimous

Adjourned at 9:10 pm

Recorded by Tina Vander Schuur  
Submitted by Jeff DeWind, Secretary