

**BLENDON TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES
12-04-2018**

1. **At 7:00 pm Chairman Rick Lamer called the meeting to order.**
2. **Terry Huberts offered the invocation.**
3. **Roll call:**
 - Present; Jim VanderVeen, Jason VanderKodde, Jeff VanEck, Rick Lamer, Terry Huberts, Ron Wind, Jeff DeWind
4. **Attendees:**
 - Andrew Moore, Planning Consultant
 - Kirk Scharphorn Jr., Zoning Administrator
 - Kurt Gernaat, Fire Chief
5. **Approval of the Agenda**
 - Addition under 'Old Business', of item *9d – Bonds* made by Jason VanderKodde
 - Addition under 'Correspondence' of item *10b – Updates* made by Jim VanderVeen
 - *Motion by Ron Wind, supported by Jeff DeWind to approve the agenda with the additions as presented.*

Motion carried – Unanimous
6. **Approval of the minutes of the November 13, 2018 Planning Commission meeting.**
 - *Motion by Jeff DeWind, supported by Terry Huberts to approve the minutes from the November 13, 2018 planning commission meeting.*

Motion carried - Unanimous
7. **Opportunity for public comment**
 - Ron Van Singel, of The Merestone Group, addressed the Board on behalf of his client, property owner Jack Brown of 48 west.
 - Mr. Van Singel came to discuss what type of zoning would be required for an indoor storage facility. Currently this does not fall under any of the current zoning ordinances.
 - Andrew Moore, township planning consultant, explained that zoning ordinances can be amended as follows:
 - An application for an amendment to the ordinance must be submitted.
 - The application would then go before the Township Board for approval.
 - If approved, the application would then go to the Planning Commission for approval.
8. **New Business: No new business**
9. **Old Business –**
 - **Robert Driesenga SLU:**
 - *Motion made by Terry Huberts, supported by Jeff VanEck, to remove Robert Driesenga SLU from tabled business.*
 - Kirk Scharphorn Jr., Zoning Administrator, distributed and explained a site plan map, on behalf of Mr. Driesenga, for parcel #70-13-29-400-004.

- Commissioners discussed the stipulations of the SLU and ensured that we were being consistent with what has been required for approval from other SLU's in the past.
- Commissioner VanderKodde stated that in order to ensure approval consistency, he would like to see markings on the submitted site plan consisting of items such as, but not limited to, the following:
 - Bathrooms (shared water with the house, independent septic)
 - Driveways (access) approved by fire chief
 - Hours of operations
 - No need for handicap parking based on no customers on site
 - Signed and dated by the applicant
- *Motion made by Jason VanderKodde, supported by Jeff DeWind, to offer 'conditional approval' of the SLU based on the addition of the above listed notes and markings to the site plan, Mr. Driesenga will need to sign and date the presented site plan and agree to reappear before the Planning Commission in December 2023 for a 5 year review of his SLU.*

Motion carried - unanimous.

○ **South Blendon Vista SLU:**

- *Motion made by Jim Vander Veen, supported by Ron Wind, to remove South Blendon Vista SLU from tabled business.*
- Todd Stuve, from Excel Engineering, presented revisions to the site plan based on stipulations that have made by the Ottawa County Road Commission.
 - A 'stub' created for future road connection to the south.
 - 200 foot straight stretch of road located where each road comes to a 'T'
 - Settlement of official street names
- Extensive discussion was had by the Commissioners pertaining to the roads, connections, access points, driveways, traffic etc.
- *Motion made by Jim VanderVeen, supported by Ron Wind, to tentatively approve the South Blendon Vista site plan and special land use subject to findings of fact to be approved at the next meeting, and the following condition: The four northerly buildings and office, as shown on the site plan, can be built now. When the applicant seeks to build the remaining southerly buildings, a connection to 48th Avenue will be required, either through an approved development constructed on the property directly south of the subject parcels, or, if that property is not developed, the applicant will be required to construct a shared private driveway to the south of "building 4," along the north side of the proposed pond, to 48th Avenue such that it is aligned opposite of Sheldon Drive in Georgetown Township. The shared private driveway to 48th Avenue would not be required if a public or private road is either in place or under substantial construction on the parcel located directly south of the South Blendon Vista project, and such road must connect to the road network on the South Blendon Vista property.*

Motion carried: Unanimous

○ **Outdoor Events Ordinance:**

- Andrew Moore lead discussion pertaining to Section 9 in the Outdoor Events Ordinance dated 11.05.2018.
- Commissioners spent time constructing the guidelines and stipulations for the Performance Standards of the Ordinance.

- Andrew will make the proposed changes and present the Planning Commission with a revised draft at the next meeting.
- **Bonds:**
 - Kurt Gernaat presented the Commissioners with a list of current and expired bonds.
 - The criteria of the following bonds have been met, therefore the bond has expired and will be closed:
 - Lake Summerwood Expansion
 - Dozeman Farms Sand Mine SLU
 - These bonds will be addressed by Kirk Scharphorn Jr for either review or verification:
 - ERS Telecom: need final approval and bond insurance
 - Vrugink/Ulberg Sand Mine: Review
 - Discussion by Commissioners about setting up a system to track the expiration and review of bonds and SLUs.

10. Correspondence – the following items were received into correspondence

- **Email Correspondence:**
 - An email was received from Troy Rector concerning the Eagles Landing, South Blendon Vista Apartments (included in packet)
 - An email was received from Patrick Sweeney, attorney from Rhoades McKee, representing Image Builders Marketing Inc., the developer of Eagles Landing, voicing their opposition to the approval of the SLU for South Blendon Vista Apartments. (Distributed at the meeting)
- **Updates – Commissioner Jim VanderVeen**
 - The following items are currently before the government, at the state level, to be voted on concerning their removal from local government control:
 - Tree cutting
 - Sand-gravel mining
 - Construction of new park
 - Parks Committee in process of being formed
 - Looking to set up an endowment for the maintenance and care of the park
 - Station 1 will be the location of the first park
 - Plans and details still in the works
 - Borculo Christian School Sidewalk
 - Money being set aside by township each year.
 - School has applied for a grant to aid in the cost of the sidewalk.

11. Upcoming events

- Township Board Meeting – December 17, 2018
- Planning Commission Meeting – January 8, 2019

12. Adjournment:

- *Motion to adjourn made by Jason VanderKodde, support by Jim Vander Veen.*
Motion Carried - unanimous

Adjourned at 9:45 pm

Recorded by Tina Vander Schuur
Submitted by Jeff DeWind, Secretary