

**BLENDON TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES
01-08-2019**

1. At 7:00 pm Chairman Rick Lamer called the meeting to order.
2. Rick Lamer 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 'New Business', of item 9c – Bonds made by Jason VanderKodde
 - Addition under 'Correspondence' of item 10e – Updates from Township Board, 10f – 48 West Commercial, 10g – South Blendon Reformed Church
 - Motion by Jason VanderKodde, supported by Jeff DeWind to approve the agenda with the additions as presented.

Motion carried – Unanimous
6. Approval of the minutes of the December 4, 2018 Planning Commission meeting.
 - Motion by Jason VanderKodde, supported by Jeff VanEck to approve the minutes from the December 4, 2018 planning commission meeting with the following amendments:
 - South Blendon Vista SLU: under the motion: change wording from 'shared private drive' to read 'private commercial drive'.
 - Robert Driesenga SLU: conditions of approval: add, 'Additional evergreen trees as a screening along the south side of the property.'

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 would like an opportunity to speak during the discussion of item 9-a South Blendon Vista under Old Business.
 - Sara Koeman of 6561 VanDam approached the commission concerning her backyard flooding due to a covered drain system.
 - Commissioner VanderVeen stated that the township does not own any of the drainage systems.
 - Suggestions given to resident: Find out if it is a private drainage system or public. If private than she needs to contact her association. If it is public than she needs to contact the drain commissioner – Joe Bush.

8. New Business-

a) **Farmhaus Cider SLU Amendment:**

- Due to the fact that a Farmhaus Cider representative was unable to attend the meeting, the discussion has been suspended, per Chairman Rick Lamer, until the February 5, 2019 meeting.

b) **Rush Creek Lot 51:**

- Tom Larabel, of 795 Clyde Ct, Byron Center, addressed the board on behalf of Allan Edwin Homes.
 - Presented information that was included in the packets:
 - Previous developer chose not to develop phase 3 of Rush Creek
 - Currently, Lot 51 is already recorded as a site condo, the same as Lot 50 which is already received all of the permits and approvals and has been built on.
 - Wants all the Zoning / Entitlement Concerns cleared up so they can move forward.
- Township Planning Consultant, Andrew Moore, highlighted his recommendations that were included in the packet.
 - Some concerns being that the developer was supposed to come back to the Planning Commission with any changes that were proposed to be made to the site, they did not.
 - The space south of Lot 51 is Association owned greenspace.
- Commissioner VanderKodde stated the following:
 - The Planning Commission can govern the use of the land, not the ownership or sale.
 - The approval of Phase 3 site plan was for the total land.
 - Challenge is the applicant only owns Lot 51, not the rest of phase 3.
 - Association owns the greenspace.
- Commissioner VanderVeen stated the following:
 - Planning Commission approval was based on the condition and promise that Phase 3 was to remain as open space as a buffer to the adjacent subdivision.
 - The greenspace is owned by Rush Creek Condominium Association.
 - Any and all splits are in direct violation of the Planning Commission's conditions of approval.
- Zoning Administrator, Kirk Scharphorn Jr, stated that there are no splits on record or amendments to the master deed.
- *Motion made by Jim VanderVeen, supported by Terry Hubert, to table Rush Creek Lot 51 discussion until the township planner, Andrew Moore, has the opportunity to research the site plans and the conditions of approval that were originally stipulated by the Planning Commission.*

Motion Carried – Unanimous

- Public Comments to the Commission:
 - Jodi Rector, 5125 Waterleaf Way
 - Jean Nolf, President of Rush Creek Association
 - Sara Koeman, 6561 Van Dam
 - Residents stated their concerns about constructing a house on Lot 51.
 - Cut access to the pond
 - The promise greenspace.
 - Multiple properties back up to the lot in question that were bought based on the promise of area remaining unbuildable greenspace.

9. Old Business –

a) *South Blendon Vista:*

- Todd Stuive, of Excel Engineering, addressed the board on behalf of his client, Koetje Properties. Mr. Stuive stated that the changes made to the site plan, based on the conditions of approval set by the Planning Commission and the stipulations put in place by Ottawa County Road Commission, have been approved by Ottawa County Road Commission.
- Ron Van Singel, of The Merestone Group, readdressed the Board on behalf of his client, property owner Jack Brown of 48 west
 - Mr. Van Singel presented the letters of denial that they received concerning access to 48th Ave through the Consumer's Power Easement.
 - He also presented the options that his client feels are the best options for connecting access points through both 48 West development and South Blendon Vista development.
 - Expressed opinions about access, connections, and utility extensions.
- Chairman Lamer questioned whether there have been any discussions between the involved parties (developers)?
 - Some meetings have already taken place with another meeting being held next week.
- Mr. Stuive readdressed the board concerning the presented options and opinions of 48 West:
 - Mr. Stuive feels that the options that were presented are basically a way to force the township and Koetje Properties to help fund the 48 West development.
 - The initial approved site plan for 48 West had an access road to 48th Ave.
 - South Blendon Vista – Koetje Properties are not going to give up their access point.
 - Koetje Properties is not asking the Commissioners to be a mediator between the developers. This should be settled between the developers and presented to the Commissioners.
- Commissioner VanderKodde questioned Koetje Properties as to whether they would be willing to reduce their easement from 66 ft to 33 ft in order to accommodate access points for both developments?

- Koetje Properties stated that they would be willing to consider this option but would want legal guarantees that they would still be enough space for their easement and water main.

- Township Planning Consultant, Andrew Moore, presented the following to the Board:
 - Review of the motion made by Commissioner Jim Vander Veen at the December meeting.
 - Resolution to approve the request for the special land use and site plan approval for Koetje Properties.
- Commissioners spent a time reviewing the wording of the resolution and made changes and additions to various portions of the resolution.
- *Motion by Jim Vander Veen, supported by Jeff DeWind, to approve the resolution approving the request for special land use and site plan approval by Koetje Properties LLC for a multiple family development located in part of the NE ¼ of section 25, T9N, R14W, Blendon Township, Ottawa County, Michigan, subject to the resolution and its amendments.*

Yeas: Lamer, DeWind, VanEck, Huberts, Vander Veen, Vander Kodde, Wind

Nays: None

Absent: None

b) Outdoor Events Ordinance:

- Andrew Moore presented the Planning Commission with the most recent revised version of the Ordinance containing the additions and changes that were made at the December meeting.
- It was noted that the Township Board did approve the extension for the moratorium until April 1, 2019.
- Commissioners would like a link to the Outdoor Events Ordinance added to the website along with a notice that the Planning Commission will be discussing the Ordinance at the February 5 meeting and welcome public opinions and comments.
- It was brought to the Commissioners attention that the Advance Newspaper is no longer in operation. We will need to check out the rates and regulations for the publication of notices and hearings with the Grand Rapids Press.

c) Bonds:

- There was no new information presented pertaining to Bonds at this time.
- Kirk Scharphorn Jr and Kurt Gernaat will be following up on the existing bonds and presenting information at the February 5 meeting.

10. Correspondence – the following items were received into correspondence

- a) Letter from Jerry Behrens – Farmhaus Cider
- b) Letter from Karla Anderson – Eagles Landing
- c) Letter from Rob and Denise Knierim – South Blendon Vista SLU
- d) Public Hearing Notice – Holland Charter Township Planning Commission
- e) 48 West – Update to options for access, connections and utilities that will be discussed under ‘Old Business’ item 9a.
- f) Township Board Update – Jim Vander Veen

- Board approved and extension to the moratorium until April 1, 2019 for the Outdoor Events Ordinance.
- Budget for 2019-20 is in the works and needs to be approved by April 1, 2019.
- Information on the sidewalk project and Borculo Christian School.
 - Additional \$100,000 being set aside in the budget for sidewalks.

- Parks Fund:
 - First contribution received
 - Names for the Parks Committee have been submitted for review
 - Asking \$100,000 to be budgeted for parks.
 - Tyler Street park projected to start Spring of 2020.
 - Long term: planning on setting up a fund to offset the maintenance costs of the parks.

11. Upcoming events:

- Township Board Meeting – January 21, 2019
- Planning Commission Meeting – February 5, 2019

12. Time of Thanks:

- The Planning Commission would like to thank Ron Wind for his many years of service at Blendon Township. Ron has given willingly of his time and talents for many years, in many different capacities with in the township.
- Replacements for Commissioner Wind's vacated spot are currently being conducted.
- Cake served to all in attendance.

13. Adjournment:

- *Motion to adjourn made by Jeff DeWind, support by Jeff VanEck.*

Motion Carried - unanimous

Adjourned at 9:30 pm

(Note: Jeff DeWind will be absent from the February 5 meeting)

Recorded by Tina Vander Schuur
Submitted by Jeff DeWind, Secretary