

Blendon Township  
Planning Commission Meeting  
May 14, 2019

1. **The meeting was called to order** at 7:00 pm by Chairman Terry Huberts.

2. **Invocation** was given by Jeff Van Eck

3. **Roll Call: PRESENT:**

Terry Huberts	Lyn Peters
Jeff Van Eck	Jim Vander Veen
Jason Vander Kodde	Brett Huizenga
Jeff De Wind	

4. **Also Attending:**

- a) Andrew Moore – Planning Consultant
- b) Kirk Scharphorn Jr. – Zoning Administrator
- c) Kurt Gernaat, - Fire Chief

5. **Motion to approve the agenda** was made by Jason Vander Kodde. Support by Jeff Van Eck with the following correction and additions:

- **Correction:**
  - *Upcoming Events: Item (b) correct date should be June 4, 2019*
- **Additions:**
  - **Correspondence:**
    - ✓ *(b) Potgeter Rezone Information for June*
    - ✓ *(c) Payne Rezone Information for June*

Motion Carried

6. **Motion to approve the Planning Commission Meeting Minutes**, dated April 9, 2019, was made by Jeff DeWind, support by Jim Vander Veen with the following amendments:

- *8b: add Commissioner Vander Veen rejoined the meeting, at the end of the Koetje Developers Rezone Request.*
- *9b: Clarify the reason for Commissioner Vander Veen's recusal of himself was due to a 'potential' conflict of interest.*

Motion Carried

7. **Opportunity for public comment and communication of business not on the Agenda:**  
None

8. **New Business:**

a) **New Member – Lynette Peters:**

- Welcome to new Commissioner, Lyn Peters

b) **Bruggink Rezone – AG to R1 – Ordinance 2019-05.01**

- Matt DeYoung, applicant agent, from Oak Point Real Estate, presented a brief explanation of the request to the Commissioners.

- Chairman Huberts opened the Public Hearing at 7:12 pm
  - There were no public comments
- Chairman Huberts closed the Public Hearing at 7:12 pm
- Township Planner, Andrew Moore, presented the facts of the rezone to the Commissioners.
- ***Motion to recommend the approval of Zoning Ordinance 2019-05.01 to the Township Board was made by Jason Vander Kodde, support by Jeff Van Eck.***  
Motion Carried

c) **Zoning Ordinance Amendment – Ordinance 2019-05.02:**

- Prohibiting the retail sale of Marihuana in Blendon Township
- Township Planner, Andrew Moore, presented the proposed amendment to the current zoning ordinance
  - Chapter 15
  - Section 15.01.09
  - Completely disallowing any establishments in Blendon Township.
- Chairman Huberts opened the Public Hearing at 7:21 pm
  - No public comment
- Chairman Huberts closed the Public Hearing at 7:21 pm
- ***Motion to recommend the approval of Zoning Ordinance 2019-05.02 to the Township Board was made by Jim Vander Veen, support by Jeff DeWind.***

Roll Call: Yea: Huberts, Vander Veen, Van Eck, Peters,  
DeWind, Vander Kodde, Huizenga  
Nay: None

Motion Carried

d) **Meeting with Hudsonville Public Schools:**

- Due to Kurt Gernaat leaving the meeting due to an emergency call, Commissioner Vander Veen suggested suspending this item until Fire Chief Gernaat returns.
- Upon his return, Fire Chief Gernaat highlighted the reasons for, and the items discussed, during the meeting with Hudsonville Public School Superintendent, Doug Vander Jagt, and Finance Director, Patrick Briggs.
  - Volume and location growth anticipated in Blendon Township in the next 5-10 years.
  - Shared facts about Hudsonville Public Schools
  - Stated that currently all schools north of the railroad tracks are currently at or over capacity.
  - Plans for a 5/6 building on the Baldwin Street Campus.
- Fire Chief Gernaat presented an informational sheet representing the 'approved' growth and location of that growth in Blendon Township.
  - Dr. Vander Jagt was surprised at the increase potential due to the already approved sites and the future potential growth in the next 10 years.
- Agreement made to continue open communication between the township and the school district.

## 9. Old Business:

### a) Koetje Developers Rezone Request – Ordinance 2019-05.03:

- Commissioner Vander Veen recused himself at 7:22 pm due to potential conflict of interest.
- ***Motion to remove the Koetje Developers Rezone Request from the table was made by Jason Vander Kodde, support by Jeff Van Eck.***

Motion Carried

- Township Planner, Andrew Moore, highlighted and reviewed the wording and details of the ordinance pertaining to the 'conditional rezoning'.
- Commissioner Vander Kodde requested amending the wording in section 3 of the proposed ordinance to add a 20-year timeline.
  - If the property does not develop within 20 years it will revert back to the original zoning classification.
  - Applicant does not have a problem with this.
  - Andrew Moore will consult the township's attorney to verify that we can legally add this timeline stipulation.
- ***Motion to recommend the approval of Ordinance 2019-05.03 to the Township Board with the amended addition of a 20-year timeline to section 3, was made by Jason Vander Kodde, support by Brett Huizenga.***

Roll Call: Yea: Vander Kodde, DeWind, Van Eck, Huberts, Peters, Huizenga  
Nay: None  
Abstain: Vander Veen

### b) 48 West Rezone Request AG to C1:

- ***Motion to remove 48 West Rezone Request from the table was made by Jason Vander Kodde, support by Jim Vander Veen.***

Motion Carried

- Zoning Administrator, Kirk Scharphorn Jr., sent an email to the applicant following the April meeting explaining the need for further information or updates or the application will be considered withdrawn and closed.
- A letter was received from Merestone Group in response to Kirk's request.
  - Merestone has requested their application be withdrawn at this time.
- ***Motion to accept the withdrawal of the rezone request from Merestone Group – 48 West was made by Jason Vander Kodde, support by Jim Vander Veen.***

Motion Carried

### c) Rush Creek Lot 51

- ***Motion to remove Rush Creek Lot 51 from the table was made by Jason Vander Kodde, support by Jeff Van Eck.***

Motion Carried

- Zoning Administrator, Kirk Scharphorn Jr., sent a letter to the applicant following the April meeting explaining the need for further information or updates or the application will be considered withdrawn and closed.
  - Kirk has received no response from the applicant at this time.
  - Kirk stated that all issued permits have been revoked and the applicant was refunded, in full, the fees that were paid for the permits.

- ***Motion to consider the application for Allen Edwin Homes - Rush Creek Lot 51 withdrawn and closed*** was made by Jim Vander Veen, support by Brett Huizenga.

Motion Carried

## **10. Updates of Ongoing Business:**

### **a) Farmhaus Cider:**

- Zoning Administrator, Kirk Scharphorn Jr, updated the Planning Commission on his multiple, recent visits to Farmhaus Cider
  - Owner, John Behrens, has completed most of the conditions and stipulations set by the Planning Commission
    - ✓ Apple trees (saplings) are planted
    - ✓ Pedestrian walkway of stepping stones has been installed
    - ✓ 8-foot fence has been lowered to 6 feet
    - ✓ New woven-wire fence installed at the required location
  - Currently, all signage has been ordered with installation pending delivery.
  - Mr. Behrens also planted Arborvitaes along the back fence that he lowered as a way to form a natural barrier.
  - Kirk will visit the site again once the signage is installed and will collect the new, updated site plan at that time.
- Mike Hill, addressed the Commissioners:
  - Asked if he could get a copy of the conditions and stipulations that were set by the Planning Commission for the Farmhaus Cider SLU.
    - ✓ Administrative Assistant will send these to Mr. Hill
  - Stated that there is something with a motor, like a compressor, continually running. Asked if there is anything that can be done to 'muffle' the sound.
    - ✓ Kirk will check into what this might be
  - Questioned how often John Behrens is able to continue to return to the Planning Commission with new requests:
    - ✓ Mandatory return with updates in December 2020 for review.
    - ✓ Owner, John Behrens may submit a new application and readdress the Commission at any time and the Commission would be open to review his requests.

### **b) Ferwerda Farm:**

- Zoning Administrator, Kirk Scharphorn Jr. contacted Emily Ferwerda and left her a message concerning the new Outdoor Events Ordinance and how that affects their 'Rust and Dust' event.
  - Kirk has not received a return call.

### **c) Bonds and SLU's:**

- Zoning Administrator, Kirk Scharphorn Jr updated the Planning Commission on the receipt of outstanding bonds.
  - ERS Telecom: following last months meeting their bond was secured for the full amount
- All other bonds are current
- The Zoning Administrator will continue to monitor all bonds to make sure they are current.

**d) Township Board Meeting Update:**

- Commissioner Vander Veen provided an update to the Planning Commission on items that have come in front of the Township Board:
  - Election of new Planning Commissioner – Lynette Peters
  - Recognition of the Blendon Township Fire Department for saving a resident's life.
  - Fire Department Pancake Breakfast Results
  - Budget Amendment for Roads:
    - ✓ Commissioner Vander Veen asked for the Commissions input on gravel roads:
      - Would the Commissioners like to see ongoing gravel maintenance in the township?
      - Should the township continue with the 50/50 match program with the county?
    - ✓ Discussion ensued concerning the township's roll in paying for the maintenance of local roads and the upkeep and maintenance of the gravel roads.
    - ✓ Administrative Assistant will send out gravel road priority list that was received from the Ottawa County Road Commission

**11. Planning Commissioner Comments:**

- a) None

**12. Correspondence:**

a) **Michigan Association or Planning:**

- Training and Education Offered
- Commissioner Vander Veen noted that any training or additional education is highly recommended, and paid for, for the Commissioners
- Administrative Assistant will send out the link for educational opportunities that are available.

b) **Mitch Potgeter Rezone Request:**

- Informational purposes only
- Will be on June agenda

c) **Eric Payne Rezone Request:**

- Informational purposes only
- Will be on June agenda

**13. Upcoming Events:**

- a) Township Board Meeting: May 20, 2019  
b) Planning Commission Meeting: June 4, 2019

**14. Adjournment:**

- a) *With no other business to be brought before the Planning Commission, a motion was made by Jim Vander Veen, supported by Jim Brett Huizenga, to adjourn the meeting at 8:15 pm.*

Motion Carried

Recorded by Tina Vander Schuur  
Submitted by Jason Vander Kodde