

Blendon Township  
Planning Commission Meeting  
August 6, 2019

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

2. **Invocation** was given by Jason Vander Kodde

3. **Roll Call:** PRESENT: Terry Huberts                      Lyn Peters                      Jeff DeWind  
   Jason Vander Kodde                      Brett Huizenga

   ABSENT: Jim Vander Veen (due to illness)  
   Jeff Van Eck (absent with notice)

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 DeWind.  
Motion Carried

6. **Motion to approve the Planning Commission Meeting Minutes, dated July 2, 2019, was made by Jeff DeWind, support by Brett Huizinga.**  
Motion Carried

7. **Opportunity for Public Comment not on the Agenda:** None

8. **New Business:**

a) **Tetra Property Rezone: R1 to R3: Ordinance 2019-08.02**

- Chad McKinney, 8935 Cotton Dr, Jenison, was present as a representative for the applicant.
  - Stated they are looking to get maximum value out of the parcel with future development.
- Zoning Administrator, Kirk Scharphorn Jr, read the public hearing notice.
- Chairman Huberts opened the public hearing at 7:04 pm
  - Jean Nolf, 6606 Van Dam, Rush Creek Meadows HOA President, questioned the following items:
    - ✓ Planned entrance – drive for the new development
    - ✓ If existing water/sewer set up could support the addition of the development.
- Chairman Huberts closed the public hearing at 7:08 pm
- Township Planner, Andrew Moore, presented the facts of the rezone request.
- Commissioner Vander Kodde highlighted the following items:
  - ✓ If infrastructure is available then R3 is possible but need both water and sewer.
  - ✓ Highlighted the differences between R2 and R3
  - ✓ Recommended contacting Ottawa County Road Commission concerning allowable access points.

- Commissioner DeWind also recommended discussing traffic and access management with the Ottawa County Road Commission.
- ***Motion to table the Tetra Property Rezone Request until the next meeting, pending further information from the applicant regarding access to sewer and access management was made by Jason Vander Kodde, support by Jeff DeWind.***

Motion Carried

**b) Koetje Builders Zoning Text Amendment:**

- Applicant, Randy Koetje, and representative, Todd Stuive from Exxel Engineering, were present.
- Zoning Administrator, Kirk Scharphorn Jr, read the public hearing notice.
- Chairman Huberts opened the public hearing at 7:44 pm.
- Todd Stuive presented the reasoning for the Zoning Text Amendment Request.
- There were no public comments
- Chairman Huberts closed the public hearing at 8:08 pm.
- Township Planner, Andrew Moore, presented the facts and reasoning for the proposed text amendment compared to the existing text.
- Discussion ensued between the commissioners and Mr. Stuive.
- ***Motion to table the Zoning Text Amendment until the next meeting was made by Jason Vander Kodde, support by Jeff DeWind, for the following reasons:***
  - *In order for Andrew Moore to update the proposed amendment with the discussed suggestions.*
  - *To pursue Township Board feedback on approval*
  - *Planning Commission has time to review the updates and feedback.*

Motion Carried

**c) Sand Mine SLU Fee Structure:**

- Zoning Administrator, Kirk Scharphorn Jr, presented the current fee structure on a sand mine SLU and the proposed fee structure.
  - Currently collecting \$.05 per yard for sand removed, which is an honors system and hard to collect.
  - Proposing setting a yearly operating fee instead of the price per yard fee.
- Discussion was also had among the commissioners about requiring the applicant to obtain and remit a certified copy of a near shore underwater grade inspection prior to receiving final inspection of reclamation.
- Township Planner, Andrew Moore, will discuss the legal parameters with Township Attorney, Jim Scales, and draft an amendment to present at the next meeting.

**d) Ferwerda – Rust n Dust**

- Application was submitted late but approved
  - Applicant did not realize they needed this for their event, despite the letters and phone calls they received.
- Event to be held August 8-11
- Both Fire Chief Gernaat and Zoning Administrator, Kirk Scharphorn Jr, have been out to the site to perform the required checks and inspections.

- Applicant informed that the township was making an exception this one time; going forward, their application needed to be submitted a minimum of 60 days prior to their event or their event license will be denied and the event will not be able to take place.

**9. Old Business:** None

**10. Updates of Ongoing Business:**

a) **Township Board Meeting Update:**

- Commissioners reviewed the minutes in the packet.
- Commissioner Vander Kodde asked about updates on the sidewalks in Borculo and the meeting with Representative Roger Victory about funding for the new water main.

b) **Bonds – SLU Update:**

- Zoning Administrator, Kirk Scharphorn Jr, updated the commissioners on the reclamation and closure of the following two sand mine operations:
  - Vrugink-Ulberg Sand Mine
  - Dozeman Farms LLC Sand Mine

**11. Planning Commissioner Comments:**

- a) Commissioner Vander Kodde questioned Kirk Scharphorn Jr if he had responded to Mr. Mike Hill's concern, from last month's meeting, about the continual compressor type noise coming from Farmhaus Cider.
- Kirk Scharphorn Jr has been out to Mr. Hill's home and did hear the noise that he spoke of; this noise is not heard from the Farmhaus Cider property
  - Neither Mr. Hill or Farmhaus Cider owner, John Behrens, were home at the time.
  - Kirk did not feel the noise is any louder than that of an air conditioning compressor and it does not violate the Blendon Township noise ordinance.
  - He will touch base with Mr. Hill.

**12. Correspondence:**

- a) MTA – Hot Topics in Planning and Zoning Educational Opportunities  
b) Jamestown Charter Township Master Plan

**13. Upcoming Events:**

- a) Township Board Meeting: August 19, 2019  
b) Planning Commission Meeting: September 3, 2019

**14. Adjournment:**

- a) *With no other business to be brought before the Planning Commission, a motion was made by Jeff DeWind, supported by Brett Huizenga, to adjourn the meeting at 9:42 pm.*  
Motion Carried

Recorded by Tina Vander Schuur  
Submitted by Jason Vander Kodde