

Blendon Township  
Planning Commission Meeting  
February 4, 2020  
(amended)

1. **The meeting was called to order** at 7:00 pm by Vice-Chairman Jeff Van Eck

2. **Invocation** was given by Paul Blauwkamp

3. **Roll Call: PRESENT:**

Paul Blauwkamp	Lyn Peters
Jason Vander Kodde	Jeff VanEck
Brett Huizenga	Jeff DeWind

**ABSENT:** Terry Huberts (with notice)

4. **Also Attending:**

- a) Steve Kushion – Zoning Administrator
- b) Andrew Moore – Township Planner
- c) Kurt Gernaat – Fire Chief

5. **Motion to approve the agenda with the following additions** was made by Jason Vander Kodde, support by Brett Huizenga:

- *Following 'New Business' add 'a Short Recess'*
- *Commissioner Comments: add 'Utility Discussion'*

Motion Carried

6. **Motion to approve the Planning Commission Meeting Minutes**, dated January 7, 2020, was made by Jason Vander Kodde, support by Jeff DeWind with the following changes:

- *Item 7a, the last bullet point: add the words 'a site plan checklist' in front of the word 'paperwork'*
- *Item 9a, and the words 'of staff' following 'a small group...'*

Motion Carried

7. **Opportunity for Public Comment not on the Agenda:**

- None

8. **New Business:**

a) **Koster SLU:**

- Andrew Moore read the public hearing notice
- Applicant was present and provided an overview of the application
- Vice-Chair VanEck opened the public hearing
  - Bev Wiersema, 6354 Taylor St, questioned about building a fence. Concerned about horses getting into their crops.
- Vice-Chair VanEck closed the public hearing.
- Planner Andrew Moore highlighted his report
- Commissioner Vander Kodde stated the following:
  - He felt the site plan was deficient
  - Okay with the use but wants more detail on the proposal
  - Would like a green strip between the drain and the fenced activity area
  - Would like to see a fire department turn-around.
  - Would like to see a sediment system to protect the county drain
  - Questioned where they would turn around horse trailers.

- Commissioner VanEck stated the following:
  - Would like to see the addition of ADA parking space
  - Asked about fencing
- Applicant, Darren Koster, addressed the commissioner's questions and comments
- Zoning Administrator, Steve Kushion, felt that the staff could follow-up on the site plan details if the Planning Commission wanted to approve the SLU.
- Planner, Andrew Moore, suggested the Planning Commission could approve the SLU and table the site plan until the next meeting and make the site plan approval a condition on the special land use approval.
- ***Motion to table the application until the applicant can provide a more complete site plan was made by Jason Vander Kodde.***
  - Due to no support the motion failed
- ***Motion made by Jeff DeWind, supported by Lyn Peters, to approve the special land use only with the following conditions:***
  1. **Prior to issuance of any Township permits, the applicant shall have paid all application, permit and other fees related to the request.**
  2. **The applicant shall comply with any requirements from the Township Fire Department, Township Engineer, and other Township Officials.**
  3. **The applicant shall continually comply with applicable ordinances, codes, and requirements of Blendon Township.**
  4. **Light fixtures must be cut off and arranged to as to minimize glare on the adjacent properties.**
  5. **Outdoor activity areas must be set back 50 feet from the ~~northerly~~ southerly property line. Properties to the west and south are agricultural as of this writing, so this setback do not apply to those parcels.**
  6. **Hours of operation shall be 7:00 am – 8:00 pm**
  7. **The applicant shall submit documentation to combine the properties into one parcel with one PPN.**
  8. **Not more that 15 horse stalls are permitted.**
  9. **The applicant must receive site plan approval from the Planning Commission at a subsequent meeting prior to exercising the special land use.**

Motion Carried

- ***Motion to table the application for the site plan review until the applicant submits a complete site plan was made by Jason Vander Kodde, support by Jeff DeWind.***

Motion Carried

b) **Blendon Meadows SPR:**

- Andrew Moore read the public hearing notice
- Koetje Builders representative, Jon Male from Exxel Engineering provided and overview of the project.
  - 47 units, mostly duplexes with a couple single units
  - One story, ranch style houses, with daylight or walk out basements
  - Served by water and sewer

- Private Roads
- Water will be directed to a storm water management system in cooperation with the OCWRC.
- Vice-Chair VanEck opened the public hearing at 8:04 pm
  - Jim Docter, 6358 Eaglewood Dr, inquired about the ability to require a landscape buffer along the south and west side of the site between the condos and Eagles Landing
  - Kevin Markovich, 5294 Eagle Cove Dr, inquired about the price point of the units. He also inquired about the wetlands and the plans for the existing pond.
  - Marsha Peters, 5092 Port Sheldon, inquired about the location of the road, the current drainage issues and the presence of any trees or landscaping.
  - Joel Alsum, 6342 Eaglewood Dr, inquired about a screening or landscaping around the perimeter. He also inquired about how the daylight and walkout basements were going to be achieved and if excavating was going to be done could they create a berm between Eagles Landing and the condos.
  - Randy Koetje and Jon Male addressed the questions and concerns of the residents:
    1. The condos would be in the range of \$275k-\$350.
    2. The identified wetlands will be preserved
    3. The drainage should improve when the stormwater facility is complete.
    4. No landscaping is proposed around the perimeter at this time.
    5. The street will be raised up to 6'-8' to accommodate the higher water table and allow for the daylight and walkout basements.
    6. There are no plans to modify the existing pond.
- Vice-Chair VanEck closed the public hearing at 8:12 pm
- Planner, Andrew Moore highlighted his report
- Commissioner VanEck inquired about a traffic study and the difference in ownership between he condo project and the apartments.
  - Randy Koetje noted that the projects were owned by two different entities.
  - Discussion ensued concerning access and agreements between the two entities concerning shared items such as stormwater facilities, trails and other improvements.
- Commissioner Vander Kodde stated the following:
  - He is generally comfortable with the application but has some revisions and comments
  - Blendon Drive is not a legal access point.
  - Most importantly, the apartment project is no longer valid because construction is not started and the zoning ordinance requires them to be under construction within one year, and the apartments are not under construction as of the one-year deadline January 8, 2020.
  - Need a bike path along Port Sheldon
  - Feels units 10 and 11 are too close to Eagles Landing, one unit should be removed and the other should be moved.
  - Would want the water and sewer to run down Port Sheldon verses an easement through the neighbor's yard.

- Feels the drainage swale in the middle of the site will require the removal of a number of trees.
- Edits needed to the master deed regarding the number of units.
- Master deed included unrestricted rental in the site as proposed currently and he is not comfortable with that.
- Not comfortable proceeding with the project
- **Sand mining permit will also be needed**
- Township Planner, Andrew Moore addressed the expiration of the special land use for South Blendon Vista Apartments:
  - Generally speaking, Vander Kodde is correct that if nothing is under construction and the applicant did not request an extension, which is required in section 13.02.05 of the zoning ordinance, then the special land use permit would be expired.
- A lengthy discussion ensued between the Commissioners and the applicant to the meaning of the term 'under construction'.
- Planner Moore suggested that the Planning Commission ask either the Zoning Administrator or the Zoning Board of Appeals to interpret section 13.02.05 and table the condo application at this time.
- Commissioner Vander Kodde stated he was willing to continue the review of the application with Koetje Builders, but Koetje declined to engage in further discussion at this time.
- ***Motion to request the Zoning Administrator provide a written interpretation of section 13.02.05, specifically in regards to the meaning of the term 'under construction' was made by Jason Vander Kodde, support by Jeff DeWind.***

Motion Carried

- ***Motion to table the review of the proposed Blendon Meadows condominium project until either (1) a new special land use permit is granted for South Blendon Vista, (2) access to Port Sheldon St is provided, or (3) the Zoning Administrator provides interpretation of section 13.02.05 was made by Jason Vander Kodde, support by Paul Blauwkamp.***

Motion Carried

*\*A 10-minute recess was called by Vice-Chair VanEck at 9:12 pm. The meeting reconvened at 9:22 pm.*

## 9. Old Business:

### a) Tetra Property Conditional Rezone:

- ***Motion to remove the rezone application from the table was made by Jeff DeWind, support by Lyn Peters.***

Motion Carried

- Applicant, Tim Wabeke, was present.
- Township Planner, Andrew Moore reviewed the conditional rezoning ordinance, requiring the applicant to connect to water and sewer.
- Commissioner Vander Kodde stated the following:
  - Inquired is the 20-year time frame was acceptable to the applicant
  - Clarified section 4 to require the township attorney to review the affidavit published with the county register of deeds.
- The applicant stated that the 20-year time frame was acceptable.

- ***Motion to recommend approval of the proposed ordinance to the township board*** was made by Jeff DeWind, support by Lyn Peters.

Motion Carried

**b) Ordinance Discussion:**

- Andrew Moore reviewed the proposed building height requirements.
  - Commissioners had no amendments to the proposed changes.
  - Public hearing will be set for March 3
- Continuing discussion was had concerning the AG and R1 zoning districts concerning allowed splits and confusing language.
  - Commissioners and staff will continue to work on this, no action was taken.

**10. Updates of Ongoing Business:**

**a) Zoning Violation and Citation Update:**

- Zoning Administrator, Steve Kushion, stated that Kirk Scharphorn Jr. is continuing to work to help the residents meet the required ordinances requirements and codes.
  - Follow-up meetings are scheduled with AJ Pallets and Rowland Machine.

**b) Township Board Meeting Update:**

- Commissioners reviewed the minutes in the packet.
  - Paul Blauwkamp provided a verbal update specifically highlighting the following:
    1. Looking to appoint a replacement for the late Bill Vanden Berg.
    2. Currently working on finalizing the budget
    3. Road paving discussion
    4. Update on parks and bike path.

**c) Bonds – SLU Update:**

- No new information

**11. Planning Commissioner Comments:**

**a) Utility Discussion:**

- Commissioner Vander Kodde suggested developing an ordinance that would require utilities be extended to the opposite property line for ease of connectivity.
  - This would be a general law ordinance, not a zoning ordinance.
  - Andrew Moore will research.

**b) Resolution for Bill Vander Berg:**

- Commissioner Vander Kodde stated that the Planning Commission should adopt a resolution for Bill Vanden Berg thanking him for his service.
  - Commissioners agreed with this
  - Commissioner Vander Kodde will draft for review at the next meeting.

**c) Verbiage Removal:**

- Commissioner Vander Kodde would like the term ‘constructed wetlands’ removed from the condo ordinance noted by Williams & Works in their review of Blendon Meadows Condos, as this was not intended.
  - Andrew Moore will draft the amendment for the next meeting.

**12. Correspondence:**

- a) None

**13. Upcoming Events:**

- a) Township Board Meeting: February 17, 2020
- b) Planning Commission Meeting: March 3, 2020

**14. Adjournment:**

- a) *With no other business to be brought before the Planning Commission, a motion was made by Jeff DeWind, supported by Lyn Peters, to adjourn the meeting at 10:23 pm.*

Motion Carried

Recorded by Tina Vander Schuur  
Submitted by Jason Vander Kodde