

# Blendon Township Board and Planning Commission

## Workshop Meeting

January 11, 2022 @ 7:00 pm

### Meeting Minutes

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1. **Call to order:**

- The meeting was called to order at 7:00 pm by Supervisor, Kevin Peters.

2. **Invocation:** Kevin Peters, Supervisor

3. **Roll call:**

Kevin Peters, Supervisor  
Greg Golembiewski, Treasurer  
Robin Overway, Clerk  
Jason Vander Kodde, Vice-Chair

Jeff Meyer, Trustee  
Don Vander Kuyl, Trustee  
Brett Huizenga, Commissioner  
Lyn Peters, Secretary

Absent: Terry Huberts, Chairman  
Jeff DeWind, Commissioner  
Sean Miller, Commissioner

**Also Attending:**

Kurt Gernaat, Fire Chief

4. **Approval of the agenda:**

- ***Motion to approve the agenda*** was made by Greg Golembiewski, support by Lyn Peters.

Motion Carried 8-0

5. **Introductions:**

- a. Supervisor Peters introduced the following people:
- Ken Bosma, Prein&Newhof
  - Pat Staskiewicz, Public Utilities Director, Ottawa County Road Commission

6. **Presentation of Water Master Plan**

- Ken Bosma of Prein&Newhof highlighted and presented the Water Master Plan Draft. He used PowerPoint to cover the following topics:
  - Why?
    - a. Quality of water
    - b. Quantity of water
    - c. Fire protection
  - Existing Water
    - a. Olive-Blendon System
    - b. Allendale System
    - c. Georgetown System
    - d. City of Zeeland – Holland System

- Short Term
  - a. Work within existing agreements
  - b. Develop new agreements
- Long Term
  - a. Want to partner with an existing municipality that already has a water system
  - b. Develop our own system
  - c. Long term plan for wastewater
- Cost and Funding
  - a. Petition – Special Assessments
  - b. Developer Driven
  - c. Municipality Paid
- Current Focus:
  - Developing a Master Plan for the Township that includes the Water Master Plan.
  - Update current contracts with Georgetown Township
    - a. Identify our current assets
    - b. Who is managing them?
    - c. Long-term
      - i. Maintenance and replacement costs

7. **Question and Answer Session for Ken and Pat**

- Questions were asked and answered throughout the presentation.

8. **Additional Discussion Information:**

- a. Williams & Works - Master Plan Updates – dated 9.29.2021
- b. Williams & Works – Master Plan Updates – dated 11.30.2021

9. **Board and Commissioner Discussion Time**

- The board and the commissioners spent time discussing the information that was presented and the following items:
  - How we move forward with amending of the Master Plan to utilize future infrastructure.
  - Commercial and Light Industrial Districts; what areas would the addition of these zoning district be a good fit.
  - Feelings on having tiered zoning districts for commercial and light industrial reflecting the impact that the business will have on the surrounding area.
- Follow-up:
  - Admin will send out the following:
    - a. A copy of the Zoning Map with potential C1 and LI districts circled.
    - b. A survey asking if each potential location is Highly Favored, Favored, or Unfavored and Commercial, Light Industrial or Both.
    - c. The definition of Commercial Zone and Light Industrial Zone and the permitted uses in each zone without an SLU.

10. **Correspondence for Informational Purposes**

- a. Jack Brown – Ron Van Singel
  - Proposal presented at October PC Meeting concerning mini-warehouse storage zoning placement

11. **Adjournment**

- With no further business a motion was made to adjourn the meeting at 8:50 pm by Brett Huizenga, support by Lyn Peters.

Motion Carried 8-0

DRAFT