

b. John Bodbyl Rezone Request

- Rezone from AG – R1
- Applicant's son, Jason Bodbyl, highlighted his parcel that is part of the rezone request
- Vice-Chair, Vander Kodde, opened the public hearing at 7:15 pm
 - Public Comments:
 - Tom Ysseldyke: 4984 72nd Ave.
 - Questioned the number of lots and allowable splits
 - Ryan Visser: 5072 72nd Ave.
 - Has concerns about drainage running through his property
- Vice-Chair Vander Kodde closed the public hearing at 7:24 pm
- Township Planner, Andrew Moore, highlighted the proposed zoning amendment to the commission.
- ***Motion to recommend to the Township Board, the approval of the Bodbyl Rezone Request from AG to R1, was made by Brett Huizenga, support by Lyn Peters.***

Motion Carried 5-0

9. Old Business:

a. Great Lakes Excavating:

- ***Motion to remove Great Lakes Excavating SLU requests from the table was made by Lyn Peters, support by Brett Huizenga.***

Motion Carried 5-0
- Kelly Kuiper, representative for the applicant, highlighted the resubmittal of the Clustered Land Division and Sandmining SLU.
 - Revisions were made
 - No changes will be made to the legal non-conforming parcel
 - Conservation easement was increased
 - Cul-de-sac was increased to 100'
 - Snow fencing and gate details were added
 - Haul route to come out to Taylor St. is the least impactful location to avoid wetlands
 - Spillway was added to the northside of the pond
 - Narrative was updated
 - Sound levels modified, notes to address trash, tree preservation, and few other matters
- Township Planner, Andrew Moore, reviewed his report
 - Majority of the concerns from last meeting were addressed
 - Shared driveway will have to be paved
 - Kuiper stated only the back two lots would have frontage on the shared driveway.
 - Moore stated that the whole thing would have to be paved if it was serving more than two lots.
 - Moore wants to make sure clay aquitard will not be disturbed
 - Kuiper stated they are only minding sand and have no desire to dig in clay. If they hit clay, they will stop digging.
 - Suggests a performance guarantee of \$50,000 in the form of a bond or letter of credit
 - A list was provided with potential conditions

- Discussion ensued amongst the commission
 - Meyer, Huizenga, Peters, and Tacoma were satisfied with the previous concerns being addressed
 - Vander Kodde:
 - Would like a slight modification to the spillway elevation safety slope
 - Updated prints indicating they would stop at clay
 - All notes, and other conditions that were added
 - Concerned with the location of the driveway on Taylor St.
 - Kuiper is resistant to changing the location and would prefer addition paving or screening
 - Vander Kodde is okay with a conditional approval and wants the conditions shown on the plans

• ***Motion to approve the SLU, with the attached list of conditions, was made by Jeff Meyers, support by Lyn Peters.***

Motion Carried 5-0

• ***Motion to approve the clustered land division and shared private driveway, as amended, with the attached list of conditions, was made by Brett Huizenga, support by Lyn Peters.***

Motion Carried 5-0

b. **Miedema-DeYoung Conditional (contractual) Rezone Request:**

- Tabled
- No action taken

10. **Updates of Ongoing Business:**

a. **Township Board Meeting Minutes:**

- As submitted
- Highlighted by Jeff Meyer

b. **Bonds and SLU:**

- No Additions or changes

c. **Master Plan Updates (including C1 and L1 Zones):**

- Joint Work Session Meeting Minutes

11. **Opportunity for public comment and communication of business not on the agenda:**

- a. No public comments

12. **Planning Commissioner Comments:**

- a. Peters may not attend the next meeting
- b. Vander Kodde welcomed new member, Brian Tacoma to the commission
- c. Commissioners gave a brief introduction of themselves
- d. Vander Kodde felt that as-build topographic surveys should be added to the ordinance for ponds so we can ensure that slope requirements have been met.

13. **Correspondence for informational purposes only:**

- Notice from Holland Charter Township

14. Upcoming Events:

- a. Zoning Board of Appeals: February 7, 2022
- b. Township Board Meeting: February 21, 2022
- c. Planning Commission Meeting: March 7, 2022

15. Adjournment:

- a. With no further business brought before the Planning Commission a motion was made to adjourn, at 8:34 pm, by Brett Huizenga, support by Jeff Meyer.

Motion Carried 5-0

Recorded by Dyanna Solis
Respectfully Submitted by Lyn Peters, Secretary

Great Lakes Excavating Sand Mine Conditions of Approval

Location: 8912 – 88th Ave Zeeland

Dated: February 1, 2022

1. No earthwork shall be undertaken on the site until all appropriate permits have been issued consistent with this site plan approval.
2. Prior to issuance of any Township permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.
3. The applicant shall comply with the stipulations of the Township Fire Department and any other applicable emergency personnel regarding emergency vehicle access.
4. All other federal, state, and county rules and regulations, as well as those of Blendon Township, shall be applicable and enforceable. The applicant shall obtain and submit to the Township all applicable federal, state, county, or local permits prior to beginning mining activities.
5. The applicant shall obtain and provide the Township with copies of all applicable permits obtained from the EGLE, Ottawa County Water Resources Commissioner, Ottawa County Road Commission, and any other applicable permits.
6. The location of the gravel driveway extending from Taylor Street, as shown on the site plan, shall be used as the ingress and egress drive into the site and this location shall be approved by the Ottawa County Road Commission prior to it being utilized. The haul route shall be Taylor Street to either 72nd or 96th Avenue, except for local deliveries. The applicant shall furnish the Township with a copy of said permit. No other access shall be utilized. The applicant shall abide by seasonal weight restrictions as determined by the Ottawa County Road Commission.
7. The operations shall take all reasonable steps to minimize airborne materials. This includes dust control, minimizing stockpile areas and stockpile height of 30 feet, and only keeping stockpiles in the area shown on the site plan dated January 25, 2022, as amended.
8. The gravel haul route shall be maintained daily in a mud and dust-free condition to minimize dust, dirt, and mud accumulations and not produce a public nuisance.

9. Trees shall not be removed, moved, or altered outside of the excavation area and within a phase in which excavation activities have not commenced. Trees within the excavation area may be transplanted to other areas to buffer the excavation area from adjacent properties.
10. Earth removal and the resultant grading shall be as shown on the site plan. The slopes of the pond bank shall be as illustrated on the site plan dated 1/25/22 January 25, 2022, as amended. Excavation activities shall be complete no later than December 31, 2027, and the site shall be restored to its finished state as shown on the site plan no later than June 31, 2028.
11. The owner/operator shall file with the Township Zoning Administrator the name and telephone number of the person designated by the owner/operator to act on behalf of the owner/operator, who will be held responsible for resolving any and all complaints related to this operation. When the owner/operator receives a complaint, he or she shall file a report with the Zoning Administrator regarding the nature of the complaint and the resultant action of the owner/operator.
12. The owner/operator shall file an annual report with the Township Zoning Administrator indicating progress of mining reclamation activities, portions of the project to be started and/or completed during the following year, and resolution of complaints addressed as part of item 7 above, and as part of any annual permit's renewal activities. This report shall be submitted to the Planning Commission for review and determination of compliance with Township regulations and this approval. This shall be submitted prior to Feb 1 of each year the mine is operational.
13. Use of lighting shall be limited to hours of operation as specified in these conditions and shall not glare onto adjacent properties or public roadways.
14. Appropriate traffic warning and control devices, of a type and location as determined by the Ottawa County Road Commission, shall be placed adjacent to public roadways near the entrance of the operation. These signs may read "Caution," "Truck Entrance," or be as otherwise specified by county, state, or federal regulation.
15. Additional signs shall be posted at the entrance to the operation identifying rules for vehicle operators, hours of operation, or other appropriate messages intended to protect the public health, safety, and welfare. This sign shall also contain the name and phone number of the person responsible for answering questions or responding to complaints.

16. Appropriate traffic control signs specifically prohibiting the use of “exhaust brakes,” “jake brakes” or other loud noise producing apparatus shall be posted, at locations approved by the County Road Commission, at appropriate truck route entrances into Blendon Township, within 500 feet of the entrance to the operation, and at the entrance/exit of the operation. All equipment on the site shall maintain proper muffler devices.
17. The applicant shall post a reclamation bond, letter of credit, or another instrument acceptable to the Township Attorney that shall remain in effect for the duration of the project. The amount of this guarantee shall be not less than \$50,000 and shall not be released until the site is graded and restored in accordance with the approved plans dated January 25, 2022, as amended.
18. The applicant has designed and engineered the pond included as part of the project. The applicant assumes all responsibility with respect to the adequacy of the pond concerning its design, its adequacy for surface drainage of the premises, its safety with respect to the general public, and all other aspects of the construction, operation, and maintenance of the pond.
19. The Applicant to move to driveway to a point at least 200' west of the eastern property line along Taylor Street.
20. Conditions shall be added to the site plan
21. The site plan shall be updated to match the legal description submitted with the project narrative.
22. Applicant shall adjust the site plan such that the safety slope is applicable to low and high-water elevations.