

- ***Motion to recommend to the Township Board the approval of the rezone request submitted by A & S Holding Co. of parcel #70-13-22-200-016 from AG-Agricultural to R1-Low Density Residential was made by Jason Vander Kodde, support by Jeff Meyer.***

Motion Carried 4-0

b. **Ammeraal Rezone Request**

- Applicant was present
 - Highlighted the application and request
- Public Hearing closed at 7:25 pm
 - None
- Public Hearing closed at 7:26 pm
- Commissioners felt this request was consistent with the Master Plan
- ***Motion to recommend to the Township Board the approval of the rezone request submitted by Raymond Ammeraal of parcel #70-13-31-200-004 from AG-Agricultural to R1-Low Density Residential was made by Jason Vander Kodde, support by Jeff Meyer.***

Motion Carried 4-0

c. **Vruggink and Son Excavating LLC SLU Request**

- Property owner, Josh Bruggink, present
 - Highlighted the application and request
- Public Hearing opened 7:29 pm
 - Marc Brower: 6271 Bauer Rd
 - Asked about the length of time for excavating and location of the pond on the parcel.
- Public Hearing closed at 7:33 pm
- Vander Kodde stated he is not opposed to the request; however, he has a few things that need to be brought to the engineer's attention.
 - Multiple questions were asked of the applicants and additional conditions were added in addition to the conditions listed in Andrew Moore's memorandum
- ***Motion approve Vruggink and Son Excavating LLC Sand Mining SLU request with the attached conditions and following the Zoning Administrator's approval of the updated site plan, including those conditions was made by Jason Vander Kodde, support by Jeff Meyer.***

Motion Carried 4-0

9. **Old Business:**

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

- ***Motion to remove the Miedema-DeYoung Conditional Rezone request from the table was made by Jason Vander Kodde, support by Jeff Meyer.***
- Motion Carried 4-0
- Rick Pulaski, representing the applicant from Nederveld and Associates, presented the conditions from the applicant for the rezone.
 - 40 lots
 - Water connection required from 68th Ave to the end of the site
 - Extension and installation at the developer's expense
 - Detached single-family dwellings with attached garages

- Home occupations per the ordinance
- No water wells allowed – not even for irrigation
- 3 acres of trees to remain intact
- Mr. Pulaski also stated the following items:
 - How this development complies with the wording in the Blendon Township Master Plan.
 - Compared how adjacent township’s Master Plan compares
 - Lot sizes are compatible with Allendale
 - Offered a traffic study with all mitigating measures to be paid for by the developer.
 - Compared development to only taking allowable splits.
 - Allowable splits: 8-10 lots with private shared drive
 - Rezone = one entrance onto Fillmore
Splits = potentially six entrances onto Fillmore
 - Rezone = require watermain
Splits = private wells drawing from the deep aquifer
- Discussion ensued and questions were asked of Mr. Pulaski.
- Commissioner Vander Kodde stated the following:
 - Uncomfortable approving until a township contract is in place with Allendale for the extension of water.
 - Density – no density reduction was presented. Not comfortable with 48 units as shown.
 - Explained how the development fits Allendale’s Master Plan but not Blendon’s Master Plan.
 - Prohibiting irrigation wells not listed on the submitted conditions.
 - Tree preservation – the proposed 3-acre preservation is in the Consumer’s Energy easement and cannot be guaranteed.
 - Feel’s it is too early with our current Master Plan and Watermain Plan.
 - Likes the watermain growth plan
- Mr. Pulaski asked if the applicant could self-table their application in order to resolve the presented issues.
- ***Motion to table the discussion of the Miedema-DeYoung Conditional Rezone Request for a time limit of 6 months to be reevaluated in the future was made by Jason Vander Kodde, support by Jeff Meyer.***

Motion Carried 4-0

b. **Holstege SLU:**

- Remain on the table per the applicant’s request due to greenhouse busy season.

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:**

- No updates

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

- None

12. Planning Commissioner Comments:

a. Meetings and Elections:

- Change date due to election set up
- Try the first election and see
 - May 2 changed to May 4

b. April 4 Meeting (Spring Break)

- Both Terry Huberts and Jason Vander Kodde will be absent, and with two new commissioners the decision was made to change the meeting date.
- ***Motion to move the April 4, 2022, Planning Commission meeting to APRIL 11, 2022, was made by Jason Vander Kodde, support by Jeff Meyer.***

Motion Carried 4-0

c. April Meeting:

- Elect new officers
 - 7 Commissioners
 - 3 in-eligible to hold office per bylaws
 - Need 1-year experience
 - Board Liaison not eligible
- Bylaw review and revision
 - Change the meeting day
 - Address the eligibility of Officers

13. Correspondence for informational purposes only:

- EGLE Large Quantity Water Withdrawal

14. Upcoming Events:

- a. Township Board Meeting: March 21, 2022
- b. **Planning Commission Meeting: April 11, 2022 (Change due to Spring Break)**

15. Adjournment:

- a. With no further business brought before the Planning Commission a motion was made to adjourn, at 9:05 pm, by Jason Vander Kodde, support by Jeff Meyer.

Motion Carried 4-0

Recorded via voice recording by Tina Vander Schuur
Respectfully Submitted by Lyn Peters, Secretary

6300 Bauer Road – Conditions of Approval

The following are conditions of approval as required by the Planning Commission prior to the mining of sand at 6300 Bauer Road:

- Provide a \$12,000.00 surety bond
- Provide soil information report showing where the sand goes down to 16 feet.
- Switch the topsoil stockpile location with the truck turn-around location.
- Show an overflow pipe or swale to prevent high water problems with the neighbors.
- Provide how many total pieces of equipment will be onsite
- Change the reseed and stabilization plan to state 'May 15, 2023, or 6 months whichever is comes later'
- Item 22 - Provide a written statement that the clay aquitard will not be disturbed.
- Item 23 – All changes made to the plan must be approved and signed by the Zoning Administrator prior to excavation.
- Item 26 – Change to say 'non-organic' fill
- Item 30 – Change to state that the pond will be staked (the township does not have a preference as to who stakes the pond)
- Consider changing the underwater slope to 1 on 2 instead of 1 on 1.
- A \$.05 per cubic yard tipping fee may be required by the township board.
- Prior to issuance of any Township permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.
- The applicant shall comply with any requirements from the Township Engineer, Township Fire Department, or other Township officials.
- The applicant shall comply with the stipulations of the Township Fire Department and any other applicable emergency personnel regarding emergency vehicle access.
- 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.

- The applicant shall continually comply with applicable ordinances, codes, and requirements of Blendon Township.
- The applicant shall list the common description of the property and a complete legal description on the application form and the site plan.
- Landscaping shall be maintained around the perimeter of the site to mitigate noise and visual impacts from neighboring residential properties.
- The applicant shall promptly remove any materials which fall from trucks onto public streets.
- Truck traffic shall comply with a route designated by the Planning Commission which considers the capacity of road systems.
- Noise from machinery and vehicles shall not exceed 70 dB(A) at the boundaries of the subject parcel.
- 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 20, 2022.
- 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.
- 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.
- 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.