



- ***Motion to recommend to the Township Board the approval of the rezone request submitted by Deb Nyenbrink, on behalf of the Reitman Trust, of parcel #70-13-17-200-007 from AG-Agricultural to R1-Low Density Residential was made by Jason Vander Kodde, support by Brett Huizenga.***

Motion Carried 7-0

c. **Blendon Meadows Final Site Plan Approval:**

- Todd Stuve, Exxel Engineering, represented the applicant
  - Provided and overview of the site.
- Preliminary Site Plan was approved in 2000
- Huberts questioned unit rentals:
  - Randy Koetje state that there would not be more than 4 or 5 total
    - Rental language will be added to the Master Deed and submitted for review and approval.
- Following review and discussion minor adjustments were made to the following:
  - Landscaping and screening on the eastern side of the property between the project and the Peters properties.
  - Movement of the location of two lights
    - Require dark sky compliant fixtures
- ***Motion adopt Resolution 2022-04.01 approving the request for the Blendon Meadows site condominium project by Koetje Properties LLC for a condominium development located at 5150 Port Sheldon Street, Blendon Township, Ottawa County, Michigan with the changes discussed was made by Brett Huizenga, support by Lyn Peters.***

Roll Call: Yay: Meyer, Tacoma, Herrema, Vander Kodde, Huizenga, Peters, Huberts

Nay:

Motion Carried 7-0

d. **2021-2022 Annual Report:**

- Submitted by secretary, Lyn Peters
- Reviewed and accepted by Commission
- Sent to the Township Board

e. **Review of the Planning Commission Bylaws:**

- Current Bylaws were reviewed
- Changes were made related to the following items:
  - Article 4, Section 2:
    - Change the meeting day/date
  - Article 8, Section 1:
    - Change number of votes necessary to change the bylaws
  - Article 8, Section 2:
    - Change month during which the bylaws will be reviewed.
- ***Motion to approve and accept the Bylaws of the with the revisions as presented was made by Jason Vander Kodde, support by Brett Huizenga.***

Motion Carried 7-0

f. **2022-2023 Meeting Schedule:**

- Schedule was reviewed and edited.

- Meetings to generally be held on the first Monday of the month except when there is an election or a holiday, then the meeting will be held on the first Wednesday of the month.
- Schedule with submittal dates to be added to the Township Website.

**9. Old Business:**

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

- To remain tabled until September 7, 2022

b. **Holstege SLU:**

- To remain tabled until July 6, 2022

**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:**

- Andrew working on compiled C1-LI survey results.

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

- Randy Koetje addressed the commission concerning the South Blendon Vista Apartments.
  - Discussion about readdressing the need for the required connection road to 48<sup>th</sup> Ave.
    - Stated that a lot of the traffic is coming from the Eagles Landing Subdivision.
    - Safety concerns on the public road connecting to the private drive through the garages and buildings.
  - Lengthy discussion among the commissioners
    - Peters: walks in the apartments daily and confirmed that most of the traffic is coming from Eagles Landing.
      - Initially supported the access point but is changing her mind on the need.
    - Vander Kodde: Still supports the need for the access point.
      - Feels that traffic calming measures can be taken to slow down the flow of traffic.
    - Huberts: Questioned the installation of a card accessed gate.
    - Resident, Kevin Peters: asked the commission to look at the long-term plan and the fact that connectivity will probably go through 48west.
- Mr. Koetje was informed that any changes regarding the 48<sup>th</sup> Avenue connectivity would have to be made in the form of an SLU amendment.

**12. Planning Commissioner Comments:**

- Brett Huizenga:
  - Liaison to the Zoning Board of Appeals
    - Discussed a recent Variance request that was denied.

- Applicant found a loophole that is not enforceable and can proceed regardless of the denial.
- Planning Commission should consider reviewing and potentially changing accessory building requirements in the AG and R1 zoning districts.
- Expressed concerns that on a number of occasions the PC is making it very difficult for the applicant and tries to regulate many items that are not the concern of the PC.
- Jason Vander Kodde:
  - Would like the township to require electronic submittals of site plans.
  - Would like the township to do a better job at making sure the submittals are complete with all of the required information, details and documentation.

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

- 2022 Citizen Planner Training Opportunities

**14. Upcoming Events:**

- a. Township Board Meeting: April 21, 2022
- b. Planning Commission Meeting: May 4, 2022 (Wednesday due to election)

**15. Adjournment:**

- a. With no further business brought before the Planning Commission a motion was made to adjourn, at 9:22 pm, by Lyn Peters, support by Brett Huizenga.

Motion Carried 7-0

Recorded by Tina Vander Schuur  
Respectfully Submitted by Lyn Peters, Secretary