

Blendon Township
Planning Commission Meeting
June 6, 2022 (Amended)

1. **The meeting was called to order** at 7:00 pm by Chairman, Jason Vander Kodde
2. **Invocation** was given by Shane Herrema
3. **Roll Call:** PRESENT: Jason Vander Kodde Brett Huizenga
 Jeff Meyer Terry Huberts
 Lyn Peters Shane Herrema
 Brian Tacoma
4. **Also Attending:**
 - a. Andrew Moore – Township Planning Consultant
 - b. Kurt Gernaat – Fire Chief
5. **Motion to approve the agenda** was made by Lyn Peters, support by Brett Huizenga.
Motion Carried 7-0
6. **Motion to approve the Planning Commission Meeting Minutes, dated May 4, 2022, with the following corrections** was made by Brian Tacoma, support by Terry Huberts.
 - Bottom of page 2: Wildlife: Change cannot to does not
 - Page 4, number 2: Correct the ordinance number from 13.053.19g3 to 13.05.19g3.
 - Page 4, number 2: state that the ordinance shall not disturb the clay aquitard as stated in the ordinance.
 - Item 10(c): State that Mr. Vander Kolk's concern was related to the large ground water withdrawal notification.Motion Carried 7-0
7. **Opportunity for public comment and communication of business on the agenda:**
 - None
8. **New Business:**
 - a. **Water Infrastructure Planning:**
 - Supervisor Peters was in attendance and reviewed the following items:
 - The memo that he prepared for the Planning Commission concerning their guidance concerning water/sewer infrastructure and future densities.
 - Discussion with Dan Carlton, former Georgetown Township Manager. Mr. Carlton to function as a paid consultant in the help of bringing infrastructure to the township.
 - Chief Gernaat added the following:
 - Met with Georgetown and Ottawa County concerning the water / sewer buildout in Ottawa County.
 - Georgetown open to extending sewer into Blendon Township, subject to approval by the Georgetown Township Board.
 - Sewer boundaries would be 48th Ave, Barry, 60th and Fillmore.
 - Peters stated the following concerning water and development:
 - Working on getting a water extension from Allendale Township.

- Allendale currently does not have the sewer capacity.
- Questioned if there should be a short-term moratorium on subdivision development until Blendon has a water /sewer plan in place.
- Gernaat stated that residents are calling and inquiring into getting water-sewer in their existing developments.
- If we want infrastructure in the township we need to move now before we miss the opportunity, and the surrounding municipalities just work around us.
- Discussion ensued amongst the commissioners and staff:
 - Where are we at with the ongoing water study with Prein & Newhoff.
 - Water contract with Allendale concerning the DeYoung project
 - Stated that the Township Board stated that a subcommittee might be appropriate to evaluate more of the details
 - Moratorium, water/sewer planning, utility connection requirements (currently 660 feet)
 - Is there a need to install water and sewer at the same time?
 - Consideration of the planning and zoning for higher density areas so we are not planning for growth in areas that are not supported by infrastructure.
 - Water a priority due to the pressing water issue in the community.
 - Cost difference between water and sewer
 - Where would the water be brought in from?
- Subcommittee discussion:
 - Formed to research and provide answers to the township board for the following questions:
 - Where are we planning for higher density areas?
 - How dense?
 - Transition areas
 - Water infrastructure: timetable for implementation?
 - Need for a moratorium
 - Members that agreed to be on committee:
 - Herrema (chair), Vander Kodde, Meyer, another township board member, and an invited member of the community who has knowledge and experience that would be beneficial to the discussion.

9. Old Business:

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

- To remain tabled until September 7, 2022
- Administrative Assistant, Tina Vander Schuur, to email Mr. DeYoung to let him know about the continued negotiations with Allendale to develop a contract for the watermain extension into Blendon.

b. Holstege SLU:

- To remain tabled until July 6, 2022
- Administrative Assistant, Tina Vander Schuur, to contact Mr. Holstege to inquire whether he will be presenting new information to the PC or if he will be withdrawing his application.

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:

- Township Planner, Andrew Moore, highlighted his provided narrative and the changes to the future land use map reflecting the discussion at the May meeting concerning additional C1 and LI zoning districts.
- Reviewed the potential for establishing an 'utility service boundary'
 - An overlay on the FLU map to help add in showing the areas that would be best suited for the approval of higher density projects due to the availability of needed utilities.
 - Ensure that availability of utilities and land use work together.
- Discussion was had concerning the verbiage changes provided in the narrative:
 - Land surrounding the potential 231 bypass should not be zoned industrial until the bypass is constructed or is certain to be constructed.
 - Modify the industrial narrative to state that it is based on the availability 'and need' of infrastructure.
- Discussion on changes to the FLU map:
 - Add commercial designation at the SW corner of 56th Ave and Port Sheldon, west
 - Add commercial designation to all four corners of 72nd and Port Sheldon.
 - 48th Avenue and Port Sheldon shown with commercial extending south of Port Sheldon. Previous discussion stated that there was no desire to extend the commercial district to the south **of the power lines**.
 - Commissioner Herrema stated that he would like to see additional 'mixed use' areas to help facilitate the commercial to residential transition.
 - South Blendon Vista was corrected to reflect R2 – medium density
- Andrew Moore with make all adjustments to be presented at the July meeting.

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

- None

12. Planning Commissioner Comments:

- Herrema:
 - Asked about the timeframe for the sub-committee to return to the PC with recommendations.
 - Vander Kodde:
 - Hoped to meet prior to the next PC meeting
 - A minimum of one meeting per month
 - Plan 2-3 meeting to develop some recommendations
- Vander Kodde:
 - Inquired about amendments related to gravel mining
 - Andrew Moore stated that the state has not taken any action on the proposed legislation, but the Township should probably make some changes to their regulations.

- Moore also suggested an enforcement escrow to get sites cleaned up.
- Trustee Meyer will bring this to the Board.
- Suggested the need for a sidewalk masterplan.
 - Help the PC in their discussions concerning the location and installation of required bike paths
 - Williams & Works to submit a proposal letter for developing a sidewalk master plan.
 - Trustee Meyer to bring all information to the Board.

13. Correspondence for informational purposes only:

- None

14. Upcoming Events:

- a. Township Board Meeting: June 20, 2022
- b. Planning Commission Meeting: **Wednesday, July 6, 2022**

15. Adjournment:

- a. With no further business brought before the Planning Commission a motion was made to adjourn, at 9:15 pm, by Lyn Peters, support by Jeff Meyer.

Motion Carried 7-0

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