



- Only horses kept boarded on the premises are owned by the applicant.
- Public Hearing opened at 7:15 pm
  - Morris Klinger: Taylor St
    - Expressed support for the project
  - Public Hearing closed at 7:16 pm
  - Discussion ensued
- ***Motion to approve the Klinger SLU Request with the following conditions was made by Brett Huizenga, support by Lyn Peters:***
  1. No activity or earthwork is permitted until all applicable permits have been obtained consistent with this approval.
  2. Prior to issuance of any Township permits, the applicant shall have paid all application, permit, and other fees related to the request.
  3. The applicant shall comply with any requirements from the Township Fire Department, Township Engineer, or other Township or County departments having jurisdiction.
  4. Hours of operation shall be 8 am – 8:30 pm.
  5. Resubmit site plan in a 1:100 scale as required by the ordinance
  6. Any addition of lighting must be downcast lighting and must be approved the Zoning Administrator
  7. 1(one) – ADA Compliant Space required
  8. Location of the bathroom to be shown on the site plan.

Motion Carried 6-0

b. **48 West Rezone Request:**

- Ron Van Singel, representative for applicant Jack Brown, highlighted the application request.
  - 26.95 acres
  - Change from R2 to R3
    - High density, multi-family residential
  - Access to both water and sewer
  - Public road access through the parcel
- Commissioner questions:
  - Meyer: asked for clarification on road extension to 48<sup>th</sup> Ave.
  - Vander Kodde:
    - asked applicant why they did not include Mr. Brown's other parcel:
      - *Wish to remain Ag*
    - Clarified for Commissioner Meyer the road extension
- Public hearing opened at 7:29 pm
- Public hearing closed at 7:29 pm
- Williams & Works memo was highlighted
  - Noted that the recommendation was left open ended for commissioner discussion and decision.
- Commissioner discussion:

- Vander Kodde:
  - Concerned about not having clear access to 48<sup>th</sup> Ave.
  - Double the density of South Blendon Vista on ½ of the acreage.
  - Front parcel not on the table only the pack piece
  - Discussion on the burden of cost for utilities and roads
  - Not Master Plan compliant
- Herrema:
  - Leans to favoring request if access was known
    - Unable to request
    - Applicant chooses not to offer at this time
- Meyer:
  - Understands that high-density could be warranted at this location
  - High-density causes concern
- Commissioners:
  - Expressed concerns with the following items:
    - Density
    - Transition to AG
    - Access to 48<sup>th</sup> Ave
    - Buffer - screening on the NW corner of the parcel
- Applicant Jack Brown replied to concerns:
  - With an R3, the wetlands that are present on the parcel will limit the density
  - Need higher density to lighten the burden of the cost of the roads, water, and sewer.
- ***Motion to table the 48 West Rezone Application, per the applicant's request, until the August meeting was made by Brett Huizenga, support by Brian Tacoma***

*Motion Carried 6-0*

**c. South Blendon Vista SLU Amendment:**

- Todd Stuive spoke on behalf of the applicant Randy Koetje.
  - Highlighted the original SLU approval and conditions
  - Proposed amending the condition of installing access to 48<sup>th</sup> Ave prior to the construction of the 5<sup>th</sup> building.
    - Would like to change to 'prior to occupancy of the 9<sup>th</sup> building or 3 years'
    - All other conditions would remain unchanged.
- Public hearing was opened at 8:23 pm
- Public hearing was closed at 8:23 pm
- Commissioner discussion:
  - Meyer:
    - Why was access to 48<sup>th</sup> Ave specifically set for after the 4<sup>th</sup> building?
    - Results of the traffic impact study
    - Did Mr. Koetje have any conversations with Mr. Brown?
      - Outcome?
  - Herrema:
    - Makes sense to postpone due to the possibility of another access point.

- Not in favor of requiring the developer incur the expense for an access road which could eventually be torn out.
  - Need to look at traffic considerations
  - Feels that the request is fair and reasonable.
  - Peters:
    - Very familiar with the development
    - High volume of traffic using the South Blendon Vista roads is originating from the Eagles Landing subdivision.
    - Not opposed to postponing the installation of the access to 48<sup>th</sup> Ave to see what happens with the development to the south.
    - Definitely need 48<sup>th</sup> Ave access but need to be mindful of the cost of requiring a road that will only be torn out later.
  - Huizenga:
    - Concerned about the cut thru traffic and the affect on the apartment residents.
    - Would consider the amendment with different conditions
  - Tacoma:
    - Does not like the configuration of the access road and the cut thru traffic
    - Favors postponing requirement to see what happens with the development to the south.
  - Vander Kodde:
    - Does not support a full build out without additional access
      - Referred to the final traffic study submitted by the applicant in 2020.
    - Applicant and landowner to the south have had 3 years to work together on a solution – nothing has happened
    - Does not feel that the cut thru traffic is a debacle
    - Questioned Mr. Koetje and Mr. Brown if there has been any discussions or changes that have taken place.
      - Mr. Koetje stated that he has offered to purchase Mr. Browns property, but Mr. Brown is not interested.
    - Does not like added expense as state by the other commissioners.
    - Does not like cut thru roads
    - Does not like renegotiating agreed application approval conditions
- ***Motion to approve the South Blendon Vista SLU Amendment to postpone the construction of the 48<sup>th</sup> Ave access road to prior to the vertical construction of the 9<sup>th</sup> building or 2 years (November 15, 2024) whichever occurs first, was made by Shane Herrema, support by Brian Tacoma***

Roll Call: Yes: Meyer, Herrema, Peters, Huizenga, Tacoma, Vander Kodde

No:

Absent: Huberts

Motion Carried 6-0

## 10. Old Business:

### a. Holstege SLU Request:

- Doug Holstege, applicant was present to answer the Commission's questions.
- Commissioners went over the requests that were made of the applicant at the prior meeting.

- Zoning Administrator amended his interpretation of 'crop growing area' to include greenhouses.
- ***Motion to approve the Holstege SLU request with the following 19 conditions was made by Brett Huizenga, support by Shane Herrema.***

1. No additional demolition or earthwork related to this special land use permit shall be undertaken on the site except as shown on the site plan and until a building permit has been issued consistent with this approval, if applicable.
2. Prior to conducting any events or the 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 maintain all required state, federal, and local permits, and approvals.
4. The applicant shall comply with the stipulations of the Township Fire Department and any other applicable emergency personnel regarding emergency vehicle access to the site. (Reviewed and approved by fire chief 6/22/2022)
5. Any and all food and beverage service activities associated with events on the property shall at all times comply with any and all requirements of the Ottawa County Health Department and the Michigan Liquor Control Commission and evidence of applicable agency review and approval shall be provided to the Township.
6. Site lighting shall be fully cut-off and arranged to prevent glare onto neighboring properties. Zoning Administrator approval shall be required.
7. The subject property shall continue to be used for general farming/greenhouse purposes, and the events shall constitute an accessory use of the property. Should the greenhouse cease operations, this special land use shall also cease.
8. All uses and activities within and around the event barn, as well as any and all construction, modifications, and improvements to the event barn and the property, shall comply with all applicable County requirements and all applicable building, health and health department, mechanical, plumbing, electrical and fire codes, and inspection requirements. The applicant shall provide written proof to the Township of compliance with all such applicable codes before any of the proposed uses occur.
9. All vehicular parking shall occur within the designated area as illustrated on the site plan. The applicant shall all times ensure that this parking area is maintained in good condition.
10. No event uses or activities shall occur beyond 11:00 PM. All customers/guests must exit the premises by 12:00 AM.
11. The maximum number of people allowed on the property pursuant to any of the allowable uses or activities shall be 250 guests.
12. Any outdoor speaker system, amplified noise, band, or similar music conducted outdoors shall face the west and not occur beyond 10:00 pm.
13. One sign shall be allowed on the subject property pursuant to the special land use approval. Such sign shall comply with Chapter 10 of the Zoning Ordinance but shall not exceed 16 square feet and may be placed at each event the day of the event. The sign shall not be illuminated
14. The applicant shall comply at all times with the site plan approved by the Planning Commission.

15. Should alcohol be served pursuant at any of the proposed events, the applicant shall ensure that all laws of the State of Michigan regarding alcoholic beverages are met complied with, as well as all applicable Michigan Liquor Control Commission requirements.
16. Events: The span of multiple, consecutive days, including set up and tear down shall constitute one event.
17. An easement must be issued for the driveway and the parking area that are located on multiple parcels.
18. The following revisions must be made and shown on the final site plan **prior to events**:
  - Change in the Activity Area (200 ft)
  - Show the 20 ft grass drive
  - Move light post to the east side of the driveway
  - Add a screening buffer to the south of 5477 – 72<sup>nd</sup> Ave and to the west of 5395 – 72<sup>nd</sup> Ave.
  - Show the location of the gates
  - Show the road right of way
  - Show the location of the signage
19. The SLU and the conditions of approval will be reviewed by the Zoning Administrator every 3 years. The results of the review will be submitted to the Planning Commission for approval and/or follow-up.

Motion Carried 6-0

b. **DeYoung – Miedema Rezone Request**

- Remain Tabled

11. **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:**

- Highlighted by Jeff Meyer
  - Don Vander Kuyl agreed to be on the water subcommittee
  - Board approved moving forward with a sidewalk master plan
  - Board approved moving forward with the development of new Sand Mining SLU fee structure

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

- Jack Brown:
  - Inquired on procedures of the Master Plan approval and public input

13. **Planning Commissioner Comments:**

- Vander Kodde:
  - Questioned whether the commission wanted to limit the number of items allowed on the agenda each month:
    - General consensus among the commissioners was that large agendas are rare and that the purpose of the commission is to hear the application requests of the residents.
    - No limit to agenda items

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

- Semco Gas – Public Improvement Project Impacts

**15. Upcoming Events:**

- Township Board Meeting: July 18, 2022
- Planning Commission Meeting: **Wednesday, August 3, 2022**

**16. Adjournment:**

- With no further business brought before the Planning Commission a motion was made to adjourn, at 10:06 pm, by Lyn Peters, support by Brett Huizenga.

Motion Carried 6-0

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