

Planning Commission Meeting Minutes

December 5, 2022 @ 7:00 pm

1. **Call to Order:** Chairman, Jason Vander Kodde
2. **Invocation:** Terry Huberts
3. **Roll Call:** *Present:* Jason Vander Kodde, Terry Huberts, Brian Tacoma, Lyn Peters, Shane Herrema, Brett Huizenga, Jeff Meyer (Board Liaison)
Absent: there were no commissioners absent
4. **Also Attending:**
 - a. Andrew Moore – Township Planner
 - b. Kurt Gernaat – Fire Chief
 - c. Steve Kushion – Zoning Administrator
5. **Approval of Agenda**

Motion made by Terry Huberts, supported by Lyn Peters to approve the agenda as presented

Motion Carried 7-0
6. **Commissioner Conflict of Interest** – Commissioner Brett Huizenga stated that he should recuse himself from the Cole Harrington / Nick Warners SLU request
7. **Approval of minutes from the November 9, 2022, Planning Commission Meeting**

Motion by Lyn Peters, supported by Brett Huizenga to approve the meeting minutes from the November 9, 2022, Planning commission meeting with the correction of the spelling of Shane Herrema's name.

Motion Carried 7-0
8. **Opportunity for public comment and communication of business ON the Agenda** – one person took the opportunity to speak on item 10 of the agenda.
9. **New Business:**

No new business
10. **Old Business:**
 - a. David Bengston SPR request – remained tabled
 - b. Cole Harrington / Nick Warners SLU request
 1. Commissioner Brett Huizenga recused himself from the room
 2. Motion by Lyn Peters, supported by Terry Huberts to un-table the Cole Harrington – Nick Warners SLU Request

Motion Carried 6-0.
 3. The applicants presented new self-imposed limitations that they would be willing to concede in order to get an approved SLU
 4. Andrew Moore verbally highlighted his report to the commissioners
 5. Commissioners deliberated between themselves and asked questions of the applicants
 6. Motion by Terry Huberts, supported by Shane Herrema to approve the SLU with the following conditions:
 - 1) **Prior to issuance of any Township permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.**

- 2) The applicant shall maintain all required state, federal, and local permits and approvals.
- 3) 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.
- 4) No activity related to the agricultural support service, including parking, storage, loading, or processing activities or buildings shall be permitted within the setback required for the district in which it is located.
- 5) Hours of operation shall be Trucks can leave 7a-8pm, Trucks can return btw 3am and 11pm.
- 6) The maximum number of trailers stored on the site shall not exceed 7. Riverbend Trucking LLC shall not exceed more than 7 trucks on the property.
- 7) All landscaped areas shall be continuously maintained in good condition. Dead, diseased, and/or damaged material shall be replaced as soon as practicable.
- 8) No illuminated sign or items displayed for advertising purposes shall be permitted.
- 9) Applicant shall provide an updated site showing the gravel area relocated to the northern portion of the site for approval by the Zoning Administrator and the employee parking areas.
- 10) Berm to the north not necessary at this time, but if that property is sold then the applicant shall install it.
- 11) Biodegradable chemicals shall be utilized for truck washing.
- 12) Applicant shall install 100' asphalt scrub pad at the driveway entrance. Asphalt shall be installed by September 1, 2023 and the applicant shall provide a financial guarantee to cover the cost.

Motion Denied 4-2

7. Motion by Jeff Meyer and supported by Brian Tacoma to deny the SLU due to the proposed hours of operation, number of trucks, and negative impacts on property values, would make the site incompatible with adjacent uses, and thus does not meet all of the special land use approval standards (specifically 13.03.02) of the zoning ordinance.

Motion Carried 6-0

11. Updates of Ongoing Business:

- a. Township Board Meeting Minutes
 - o Jeff Meyer updated the commission on the meeting
- b. Bonds – SLU
 - o No additions or updates
- c. Master Plan Updates
 - o No additions or updates

12. Opportunity for public comment and communication of business NOT ON the Agenda.

Public was given opportunity to speak

13. Planning Commissioner Comments:

14. Correspondence for Informational Purposes Only:

- a. Holland Charter Township notice of proposed comprehensive plan amendments

15. Upcoming Events:

- a. Township Board Meeting: December 19, 2022
- b. Planning Commission Meeting: January 2, 2023

16. Adjournment – Motion by Lyn Peters, supported by Brian Tacoma to adjourn at 8:42