

Planning Commission Meeting Minutes

November 9, 2022 @ 7:00 pm

1. **Call to Order:** Chairman, Jason Vander Kodde
2. **Invocation:** Lyn Peters
3. **Roll Call:** *Present:* Jason Vander Kodde, Terry Huberts, Brian Tacoma, Lyn Peters, Shane Herrema
Absent: Brett Huizenga (with notice), Jeff Meyer (Board Liaison)

4. **Also Attending:**
 - a. Andrew Moore – Township Planner
 - b. Kurt Gernaat – Fire Chief

5. Approval of Agenda

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

Motion Carried 5-0

6. **Commissioner Conflict of Interest** – Lyn Peters expressed that she lived within 300' of item 9, but no commissioners recused themselves

7. Approval of minutes from the October 3, 2022, Planning Commission Meeting

Motion by Terry Huberts, supported by Brian Tacoma to approve the meeting minutes from the October 3, 2022, planning commission meeting with a change in wording to item 9 to reflect that vice-chair Huberts did not request a revised site plan.

Motion Carried 5-0

8. **Opportunity for public comment and communication of business ON the Agenda** – several people spoke to item 10 of the agenda.

9. New Business:

- Dave Bengston & Jon Male gave an overview of the project that they are presenting.
- Public Hearing was opened at 7:39pm
- Public Hearing was closed at 7:49pm
- Andrew Moore was asked to highlight his report
- Commissioners gave feedback to the applicant

Motion by Brian Tacoma, supported by Terry Huberts to table the Site Plan Review for the Bengston property until they return with a revised site plan and Road Commission driveway site approval.

Motion Carried 5-0

10. Old Business:

- a. Motion by Terry Huberts, supported by Brian Tacoma to un-table the Cole Harrington – Nick Warners SLU Request

Motion Carried 5-0

- The applicants were given the opportunity to update commissioners on their request
- Commissioners were given the opportunity to ask questions of the applicants

- Andrew Moore gave input to commissioners on questions to answer before proceeding
- b. Motion by Terry Huberts, supported by Shane Herrema to approve an SLU with conditions to be further discussed. Commissioners then worked with the applicants to determine reasonable conditions, and after much discussion, Terry Huberts withdrew his motion, and made a new motion to table the topic until the applicant comes back to the commission with some specifics as to hours of operation, number of trucks & trailers, berm height, driveway details showing 100' of asphalt, lighting, and other details from the various discussion points. Shane Heerema supported the motion.

Motion Carried 5-0

11. Updates of Ongoing Business:

- a. Township Board Meeting Minutes
 - Kevin Peters and Kurt Gernaat gave a brief update
- b. Bonds – SLU
 - No additions or updates
- c. Master Plan Updates
 - Shane Heerema provided a verbal update from the water sub-committee

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

13. Planning Commissioner Comments: Terry Huberts wanted to verbally thank the committee working on the Water sub-committee.

14. Correspondence for Informational Purposes Only:

- None

15. Upcoming Events:

- a. Township Board Meeting: November 21, 2022
- b. Planning Commission Meeting: December 5, 2022

16. Adjournment – Motion by Terry Huberts, supported by Lyn Peters to adjourn at 9:55