

Planning Commission Meeting Minutes

March 6, 2023 @ 7:00 pm

1. **Call to Order:** Chairman, Jason Vander Kodde
2. **Invocation:** Jason VanderKodde
3. **Roll Call:** *Present:* Jason Vander Kodde, Brian Tacoma, Lyn Peters, Shane Herrema, Terry Huberts, Jeff Meyer (Board Liaison)
Absent: (Brett Huizenga - absent with notice)
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 Brian Tacoma, supported by Lyn Peters to approve the agenda with the following changes: Eliminate item 9b per written request of the applicant (item will be taken up at the April meeting), and also to reverse the order of new business with WDY Ventures becoming 9a and the Annual Meeting schedule becoming 9b.

Motion Carried 6-0
6. **Commissioner Conflict of Interest** – No commissioners had a conflict of interest with any items on the agenda.
7. **Approval of minutes from the February 6, 2023, Planning Commission Meeting**

Motion by Lyn Peters, supported by Terry Huberts to approve the meeting minutes from the February 6, 2023, Planning commission meeting.

Motion Carried 6-0
8. **Opportunity for public comment and communication of business ON the Agenda** – No comments were heard
9. **New Business:**
 - a. WDY Ventures LLC SLU Request
 - Rick Pulaski of Nederveld & Assoc. presented the request on behalf of the applicant.
 - Commissioners asked questions of the applicant.
 - Chairman VanderKodde opened the public hearing at 7:29pm
 - 2 members of the public spoke to concerns with wells drying up, taxes going up, and losing the Agricultural / rural feel of the neighborhood.
 - Chairman VanderKodde closed the public hearing at 7:35pm and addressed the questions from the audience.
 - Planner Andrew Moore highlighted his report to the commissioners.
 - Commissioners deliberated on the topic and discussed conditions that they would like to see on the request.
 - Motion by Terry Huberts supported by Shane Herrema to table the request giving the applicant time to address some of the commissioner's concerns.

Motion Carried 6-0

Planning Commission took a five-minute recess from 8:33 to 8:38pm

- b. 2023 – 2024 Annual meeting schedule
The new meeting schedule was disseminated and discussed and accepted as proposed.

10. Old Business:

- a. None

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 Included in packet.
 - o Andrew Moore gave a brief summary and overview of the plan and the process moving forward.
 - o Motion by Lyn Peters and supported by Terry Huberts to pass the Master Plan on to the township board for publishing and approval.

Motion Carried 6-0

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

Suzanne Koop – asked some questions in regard to building use for a building located at the NW corner of 56th & Port Sheldon St.

13. Planning Commissioner Comments:

Terry Huberts reminded board members that this was his last meeting. Commissioners thanked him for his service.

Jason Vander Kodde will be sending Cellco questions before the next meeting.

14. Correspondence for Informational Purposes Only:

15. Upcoming Events:

- a. Township Board Meeting: March 20, 2023
- b. Planning Commission Meeting: April 11, 2023

16. Adjournment – Motion by Lyn Peters, supported by Brian Tacoma to adjourn at 9:28