

Planning Commission Meeting Minutes

April 11, 2023 @ 7:00 pm

1. **Call to Order:** Chairman, Jason Vander Kodde
2. **Invocation:** Shane Herrema
3. **Roll Call:**

Present: Jason Vander Kodde	Brett Huizenga
Lynn Peters	Shane Herrema
Mark Leathead	Jeff Meyer

Absent: Brian Tacoma (with notice)
4. **Also Attending:**
 - a. Andrew Moore – Township Planner
5. **Motion to approve the agenda** was made by Mark Leathead, support Jeff Meyer

Motion Carried 6-0
6. **Commissioner Conflict of Interest**
 - a. No commissioners had a conflict of interest with any items on the agenda
7. **Motion to approve the Planning Commission Meeting Minutes, dated March 6, 2023, with the following corrections** was made by Brett Huizenga, support by Shane Herrema
 - 13. Planning Commissioner Comments
 - Add Jason Vander Kodde will be sending Cellco questions before the next meeting.

Motion Carried 6-0
8. **Opportunity for public comment and communication of business ON the Agenda**
 - a. No comments were heard
9. **New Business:**
 - a. Open Barn Text Amendment
 - Doug Butterworth provided an overview of the request
 - Commissioners asked the applicant questions
 - Vander Kodde
 - How big is the parking lot
 - 33 spaces
 - Stormwater management
 - There is a swale to manage the runoff of the parking lot
 - Leathead
 - What is the seating capacity
 - 100 seats. Maximum seating capacity could go up to 300 seats
 - Township Planner, Andrew Moore, reviewed his staff report, addressing the original and revised proposed text
 - Vander Kodde opened the public hearing at 7:19 PM

- William Ryansburger: 6230 56th Avenue
 - Letter submitted
 - Would like the Payne Drain maintained adequately
- Public Hearing was closed at 7:21 PM
- Discussion ensued amongst the Commissioners
- Motion by Mark Leathead, support by Jeff Meyer to table the request and have the planner adjust the draft to examine the number of cars, the timeline, performance guarantee, PC review, intensity of the use over the week, and curb cuts to the adjacent roadway should be paved.

Motion Carried 6-0

b. Cellco SLU Request

- Leland Callaway provided an overview of the request
- Andrew Moore Reviewed his staff report
- Vander Kodde opened the public hearing at 8:51 PM
 - Tom Miedema: 5339 Tyler St.
 - Opposed
 - It is public property and people use the site to walk
 - Would like property used for public space like a park or future cemetery
 - Linda Male: 5378 Rosewood Ln.
 - Needs to show respect to the Blendon Twp. cemetery
 - Would like the township to find a different location
 - Doug Kole: 5301 Tyler St.
 - Township does need a tower but would like it at a different location
 - Tower is too big and is a poor use of the township property
 - Joel Hoving: 5183 Rosewood Ln.
 - Hoving's property is next to the site
 - Request should be denied because it violates the cemetery ordinance
 - All ordinances should be followed
 - Barbara VerHage: 5222 Rosewood Ln.
 - Property is zoned low density residential
 - ZBA wanted a tower because they wanted better service, not following the ordinance
 - Planning Commission needs to follow the master plan
 - Does a 199 ft tower fit in a rural residential neighborhood?
 - Johann Radloff: 5175 Rosewood Ln.
 - Does not like the language used by the applicant saying it should be allowed
 - Wants the Planning Commission to have unbiased information
 - Larry VerHage: 5222 Rosewood Ln.
 - Letter was submitted for March meeting
 - Seems like spot zoning, it is more of an industrial use because that is where tall towers are allowed
 - There are commercially zoned properties where a tower could be built
 - Would like to point out that it would be tax exempt since it is on township property
 - Wants the Planning Commission to deny the request

- Gloria Potter: 5125 Rosewood Ln.
 - Doesn't feel like the ZBA were following the ordinance
 - Believes the township is making rules to fit their needs
 - In a residential district, this should be looked at differently
- Dustin Radloff: 5175 Rosewood Ln.
 - Concerned about interruption with burial services
 - Agrees with the other residents who have spoken
- Mike Walcott: 5116 Tyler St.
 - Concerned about the contract
 - Would want the tower removed if they renege on their contract
- Judy Kole: 5301 Tyler St.
 - Asked if the tower made any noise
 - Wishes the Planning Commission would listen to the residents
 - Residents would live next to the tower, not the PC
 - Renderings were sad; they were not true
- Vander Kodde closed the public hearing at 9:23 PM

There was a five-minute recess. The meeting resumed at 9:28 PM

- Discussion ensued amongst the commissioners and applicant
- Motion by Brett Huizenga, support by Mark Leathead to table the request pending further information from the applicant and township on the siting of the tower.

Motion Carried 6-0

- c. Training
 - Commissioners may take a class

10. Old Business:

- a. WDY Ventures SLU Request
 - Sand Mine Request
 - Tabled until May

11. Updates of Ongoing Business:

- a. Township Board Meeting Minutes
 - Jeff Meyer updated the commission on the meeting
 - Board approved master plan distribution
- b. Bonds – SLU
 - No additions or updates
- c. Master Plan Updates
 - Ready for distribution

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

- a. No comments were heard

13. Planning Commissioner Comments:

- a. Welcomed Mark Leathead to the Planning Commission
- b. Shane Herrema asked about discussions with the county

14. Correspondence for Informational Purposes Only:

- a. Holland Charter Township master plan revisions

15. Upcoming Events:

- a. Township Board Meeting: April 24, 2023
- b. Planning Commission Meeting: May 8, 2023

16. Adjournment

- a. with no further business brought before the Planning Commission a motion was made to adjourn at 10:46 PM, by Lyn Peters, support by Mark Leathead

Motion Carried 6-0