

Blendon Township
Planning Commission Meeting
August 7, 2023

1. **The meeting was called to order** at 7:00 pm by Chairman, Jason Vander Kodde
2. **Invocation** was given by Lyn Peters
3. **Roll Call:** PRESENT: Jason Vander Kodde Brett Huizenga
 Mark Leathead Brian Tacoma
 Lyn Peters Shane Herrema
 Jeff Meyer (Board Liaison)
- ABSENT: None
4. **Also Attending:**
 - a. Andrew Moore – Township Planning Consultant
 - b. Steve Kushion - Zoning Administrator
 - c. Greg Golembiewski - Manager
5. **Motion to approve the agenda** was made by Peters, supported by Huizenga.

Motion Carried 7-0
6. **Conflict of Interest:** None
7. **Motion to approve the Planning Commission Meeting Minutes, dated July 11, 2023, with the following corrections** was made by Herrema, supported by Peters.
 - Under item 11a: Kurt Gernaat provided the Township Board update, not Jeff Meyer.
 - Under item 9: The spelling Herrema needs to be corrected.

Motion Carried 7-0
8. **Opportunity for public comment and communication of business on the agenda:**
 - Kim Donze: 5357 Tyler Street
 - The question was asked about the timeline of the cell tower request, how long it would be tabled?
 - Judy Kole: 5301 Tyler Street
 - Is this cell tower request a done deal? Is it worth talking about?
 - Jason Vander Kodde: The cell tower is still in process of working through the Planning Commission
 - Candace Phenix: 8908 72nd Ave
 - Is the Riverbend Trucking going to be back on the agenda?
 - Andrew Moore: nothing has been submitted at this time.
9. **New Business:**
 - a. **Troy Billin – Rezone Request:**
 - Todd Stuive – Exxel Engineering represented the applicant.
 - Highlighted the rezone application.
 - ¼ mile south of Fillmore, 6.4 acres.
 - Master Plan Map is mixed use.
 - The parcel would allow 4 splits per land division act.

- There is no water or sewer to the property, they plan to use well & septic.
 - Difference between R1 and R2 is width and uses allowed. R1 requirement is 165' width verse R2 requirement of 120'. Both 1 acre minimum
- Public Hearing opened at 7:28 pm
 - Todd Griffioen: 9421 48th Ave
 - Concerned about the stormwater runoff. Felt a site plan should be seen prior to a decision.
 - Mel Draggoo: 9441 48th Ave
 - Expressed water concerns with the drainage.
 - Concern about traffic safety. Is there a plan for traffic?
 - Is there a plan for drainage?
- Public Hearing closed at 7:38 pm
- Leathead was concerned about rezoning it with what the members want to accomplish with water, sewer, and development on the east side of the township. With R2 zone it is permissible to include two family or multi-family homes. Not in favor of rezone.
- Meyer was also hesitant to rezone to R2 without water. The Township wants utilities for that site and others along 48th and this goes the opposite direction.
- **Motion was made to recommend the denial of the AG to R2 request to the Township Board by Leathead, support by Herrema, for the following reasons:**
 - It is not consistent with the density requirements of the Master Plan (17.17.08(B)).
 - R2 is more compatible in a location where the infrastructure is available to support a more intense density.
 - The proposed zoning is not entirely consistent with zoning districts in the area without public water and sewer services (17.17.08(J)).
 - All uses in the proposed district may not be compatible with the surrounding uses required (17.17.08(I)).

Motion Carried 7-0

b. Doug Holstege – Rezone Request:

- The applicant, Doug Holstege, was present.
 - Highlighted the Rezone application.
 - Rezone AG to R1
 - Split off 10 acres for the family to build on.
- Public Hearing opened at 7:56 pm
 - None
- Public Hearing closed at 7:57 pm
- Commissioners felt this request was consistent with the Master Plan
- **Motion to recommend to the Township Board the approval of the rezone request submitted by Doug Holstege of parcel #70-13-33-200-037 from AG-Agricultural to R1-Low Density Residential was made by Huizenga, support by Peters.**

Motion Carried 7-0

10. Old Business:

a. **Cole – Harrington SLU Request:**

- Remain Tabled

b. **Cellco Partner (Verizon) SLU**

- Remain Tabled

11. Updates of Ongoing Business:

a. **Township Board Meeting Minutes:**

- As submitted.
- Highlighted by Jeff Meyer

b. **Zoning Board of Appeals:**

- As submitted.
- Highlighted by Brett Huizenga

c. **Bonds and SLU:**

- No Additions or changes

d. **Master Plan Updates:**

- Waiting for the distribution period to run. Moore will check the timeline for the public hearing.

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

a. Ryan L: Lives on 96th Ave

Looking to purchase 2.5 acres for RV Storage at 6876 80th. Would like to enclose it with a fence. It is not in an area zoned for industrial use, so an ordinance text amendment would be required to permit it in AG.

13. Planning Commissioner Comments:

- None

14. Correspondence for informational purposes only:

- None

15. Upcoming Events:

- a. Township Board Meeting: August 21, 2023
b. Planning Commission Meeting: September 6, 2023 (Wednesday)

16. Adjournment:

- a. With no further business brought before the Planning Commission a motion was made to adjourn, at 8:17 pm, by Peters, supported by Leathead.

Motion Carried 7-0

Recorded by Greg Golembiewski
Submitted by Lyn Peters, Secretary