

Blendon Township
Planning Commission Meeting
September 6, 2023

1. **The meeting was called to order** at 7:00 pm by Chairman, Jason Vander Kodde
2. **Invocation** was given by Mark Leathead
3. **Roll Call:** PRESENT: Jason Vander Kodde Brett Huizenga
 Mark Leathead Brian Tacoma
 Lyn Peters Jeff Meyer (Board Liaison)

 ABSENT: Shane Herrema (with notice)
4. **Also Attending:**
 - a. Andrew Moore – Township Planning Consultant
 - b. Steve Kushion - Zoning Administrator
 - c. Kurt Gernaat – Fire Chief
 - d. Greg Golembiewski - Manager
5. **Motion to approve the agenda** was made by Peters, supported by Tacoma.
Motion Carried 6-0
6. **Conflict of Interest:** None
7. **Motion to approve the Planning Commission Meeting Minutes, dated August 7, 2023,**
was made by Huizenga, supported by Peters.
Motion Carried 6-0
8. **Opportunity for public comment and communication of business on the agenda:**
 - a. Beth Miedema: 5331 Tyler St.
 - Wants to thank the commission for protecting the home value, environment, and residents who live near the cemetery.
 - b. Judy Kole: 5301 Tyler St.
 - Happy Cellco withdrew their application
 - Thanked the commission
9. **New Business:**
 - a. **Marcusse Construction – Rezone Request:**
 - The applicant, Klynt Marcusse, was present
 - Highlighted the rezone application.
 - Rezone AG – R1
 - The parcel would allow 4 lots with a private drive
 - Plans to keep existing home on the parcel
 - Public Hearing opened at 7:10 pm
 - Aaron Bosgraaf: 6072 Van Buren St
 - Has concerns about drainage with a private road
 - Bob Hassevoort: 6160 Van Buren St
 - Expressed concerns about the water table with the new houses being built
 - Russell Rillema: 5334 64th Avenue
 - Also has concerns about the water table

- Lesley Braate: 6084 Barry St.
 - Concerned about the impact on farming and the amount of rezoning and development in the community.
 - Concerned about the traffic on Barry St.
 - How is it beneficial for the neighbors on Barry and Van Buren?
- Deb Bussis: 5088 64th Avenue
 - Wants to preserve farmland
 - Concerned about traffic
 - How far into the subdivision will the road go?
- Public Hearing closed at 7:20 pm
- Chairman Vander Kodde addressed the concerns of the public:
 - Maximum road length is 880
 - It is a shared drive opposed to a private road. A private road is required to come before the commission and a shared drive is not.
 - The rezone does not change the number of lots they are allowed to split, it only changes the size of the lot they are allowed to construct.
 - The Planning Commission and the Twp. Board have been working with Ottawa County to address the water table concerns.
- Discussion ensued amongst the commissioners
- **Motion to recommend to the Township Board the approval of the rezone request from AG to R1** was made by Leathead, supported by Tacoma.

Motion Carried 6-0

10. Old Business:

- a. **Cole – Harrington SLU Request:**
 - Remain tabled for October's meeting
- b. **Cellco Partner (Verizon) SLU**
 - Application has been withdrawn

11. Updates of Ongoing Business:

- a. **Township Board Meeting Minutes:**
 - As submitted.
 - Highlighted by Jeff Meyer
- b. **Bonds and SLU:**
 - No Additions or changes
- c. **Master Plan Updates:**
 - There will be a public hearing for the October meeting.

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

- a. None

13. Planning Commissioner Comments:

- a. Peters: Will be absent for the October meeting. Shared some concerns about the recording of the minutes.
- b. Leathead: Would like to see the water committee reconvene. The board liaison will ask the Twp. Board.
- c. Huizenga: Discussed the shallow aquifer.

14. Correspondence for informational purposes only:

- None

15. Upcoming Events:

- a. Township Board Meeting: September 11, 2023
- b. Planning Commission Meeting: October 2, 2023

16. Adjournment:

- a. With no further business brought before the Planning Commission a motion was made to adjourn, at 7:52 pm, by Leathead, supported by Huizenga.

Motion Carried 6-0

Recorded by Dyanna Solis, Administrative Assistant
Submitted by Lyn Peters, Secretary

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