

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 64<sup>th</sup> 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 64<sup>th</sup> 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