

Blendon Township
Planning Commission Meeting
October 2, 2023(amended)

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

ABSENT: Lyn Peters (with notice)
Brett Huizenga

4. **Also Attending:**
 - a. Andrew Moore – Township Planner
 - b. Steve Kushion - Zoning Administrator
 - c. Kurt Gernaat – Fire Chief
 - d. Greg Golembiewski - Manager
5. **Motion to approve the agenda** was made by Meyer, supported by Leathead.

Motion Carried 5-0
6. **Conflict of Interest:** None
7. **Motion to approve the Planning Commission Meeting Minutes, dated September 6, 2023,** was made by Leathead, supported by Tacoma.

Motion Carried 5-0
8. **Opportunity for public comment and communication of business on the agenda:**
 - a. Brad Kleinjans: 7278 72nd Avenue
 - Read email that was sent to the chairman
 - Supports Riverbend Trucking
 - b. Candace Phenix: 8908 72nd Avenue
 - Does not have issues with farmland
 - Believes the commercial business is not consistent with the master plan
 - c. Aaron Phenix: 8908 72nd Avenue
 - Sympathizes with the neighbors who live next door to the trucking company
 - Believes materials being hauled are not agricultural
9. **New Business:**
 - a. **Shane Headley – SLU Request:**
 - The applicant was present
 - Highlighted the SLU application.
 - Mother lives on the parcel
 - Would like to build her a house on the proposed property
 - Nick, engineer from Lakeshore Environmental, spoke
 - Proposed plan is for a 4.7-acre pond with 7 residential lots
 - Moving drain to the property line
 - Leathead: Questioned the waterline on 96th Avenue and if the development will tap into it.

- Yes, that is an option. Will contact Ottawa County about water supply if mining request is granted.
 - Meyer: Questioned why this project requires dewatering when past sand mine projects did not.
 - Dewatering will expedite the process. It will be a 3-year project.
 - Meyer: Will the pump be running all summer long?
 - Once the water table is down, within 1-2 weeks, the pump will be running for a couple of hours a day.
 - Leathead: Questioned about the wells that could be affected. Is there a plan if issues arise?
 - There are monitoring wells around the property
 - The operation will stop if residents begin to have problems with their wells.
 - There is a ground resolution program that EGLE offers. They may be contacted if issues occur.
 - Meyer: Questioned the drain flow and responsibility of the pond.
 - Drain will flow into and out of the pond. Applicant will have to write some regulations.
 - Leathead: Questioned if there is any animal waste that could get into the drain
 - No
 - Vander Kodde: Asked about the other agency permits. Also asked about phasing and order of operations.
 - This is the applicants first step. **Applicant has not applied for a permit with the road commission.** Will submit for EGLE permit if request is approved.
 - Will run from north to south
- Public Hearing opened at 7:24 pm
 - No public comment
- Public Hearing closed at 7:25 pm
- Township Planner, Andrew Moore, highlighted his report
- Discussion ensued amongst the commissioners
 - Conditions need to be addressed
 - Shared concerns on dewatering
 - Temporary driveway needs to be paved
 - Would like an updated definition of progress for years 1-3
- **Motion to table the request giving the applicant time to address some of the commissioner's concerns** was made by Leathead, supported by Herrema.

Motion Carried 5-0

b. **Master Plan**

- Andrew Moore highlighted the updates made to the master plan
- Public Hearing opened at 8:01 PM
 - No public comment
- Public Hearing closed at 8:02 PM
- **Motion to table the master plan until the November meeting** was made by Leathead, supported by Herrema.

Motion Carried 5-0

10. Old Business:

a. **Cole – Harrington SLU Request:**

- Holly Jackson from Kuiper Kraemer represented the applicant
 - highlighted schedule of operations
- Discussion ensued amongst the commissioners
 - Questioned the number of trucks and the freight being hauled.
 - Questioned the concrete block wall
 - Questioned the hours of operation
 - Shared concerns about the truck idling
- **Motion to table the request giving the applicant time to address some of the commissioner’s concerns** was made by Herrema, supported by Leathead. Motion Carried 5-0

11. Updates of Ongoing Business:

a. **Township Board Meeting Minutes:**

- As submitted.
- Highlighted by Jeff Meyer

b. **Bonds and SLU:**

- No Additions or changes

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

- a. None

13. Planning Commissioner Comments:

- a. Commissioner Leathead would like to clean up the AG support ordinance
- b. Commissioner Tacoma will not be attending the November meeting

14. Correspondence for informational purposes only:

- a. None

15. Upcoming Events:

- a. Township Board Meeting: October 16, 2023
- b. Planning Commission Meeting: November 6, 2023
- c. Safety Services Meeting: November 8, 2023

16. Adjournment:

- a. With no further business brought before the Planning Commission a motion was made to adjourn at 9:20 pm, by Leathead, supported by Herrema.

Motion Carried 5-0

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