

Blendon Township  
Planning Commission Meeting  
November 6, 2023

1. **The meeting was called to order** at 7:00 pm by Chairman, Jason Vander Kodde
2. **Invocation** was given by Jason Vander Kodde
3. **Roll Call:** PRESENT: Jason Vander Kodde                  Brett Huizenga  
                                                 Mark Leathead  
                                                 Lyn Peter  
  
                                                 ABSENT: Shane Herrema                          Brian Tacoma  
                                                                         Jeff Meyer (Board Liaison)
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 Leathead, supported by Peters.  
Motion Carried 4-0
6. **Conflict of Interest:** None
7. **Motion to approve the Planning Commission Meeting Minutes, dated October 2, 2023, with the following corrections** was made by Leathead, supported by Peters.
  - a. 9: Shane Headley – SLU Request
    - Bullet point under Vander Kodde
    - Change to read: applicant has not applied for a permit.Motion Carried 4-0
8. **Opportunity for public comment and communication of business on the agenda except for public hearings:**
  - a. None
9. **Public Hearings:**
  - a. **Steve Spriensma – Rezone Request:**
    - The applicant was present
      - Highlighted the rezone application
        - Rezone AG – R1
        - The parcel would allow for 5 lots with a shared driveway
    - Public Hearing opened at 7:11 pm
      - Al Lanning: 7943 Fillmore St.
        - Questions submitted via email
        - Is there a proposed layout or a number of homes for the development?
        - Will there be a north side bypass lane for the cars continuing west?
      - Jeff Chirico: 9452 80<sup>th</sup> Ave
        - Would like to know the process of approval
        - Would like to view the plans

- Al Steenwyk: 9405 76<sup>th</sup> Ave
  - Moved out of the city to be in the country
  - Would like to see the layout
- Bob Curtis: 7722 Fillmore St.
  - Questioned the plans for a shared driveway
  - Would like to keep a rural community
- Public Hearing closed at 7:16 pm
- Vander Kodde addressed the concerns of the public:
  - There will not be a passing lane
  - Reviewed the rezoning process
  - Addressed setbacks related to houses
- Discussion ensued amongst the commissioners
  - Consistent with the Master Plan
- **Motion to recommend to the Township Board the approval of the rezone request from AG to R1** was made by Leathead, supported by Peters.

Motion Carried 4-0

## 10. New Business:

### a. Dan Burill – SPR Request:

- The applicant was present
  - Highlighted the request
    - Zoned R3
    - Proposing 18 townhomes
    - 50' requirement is not applicable because it is not a site condo
    - Hammerhead is designed to International Fire Code standards
    - 3 bed, 2.5 bath units
- Township Planner, Andrew Moore, highlighted his report
- Discussion ensued amongst the commissioners
  - Questioned the floor plans
  - Shared concerns about the turnaround with a 60' radius
  - Questioned the possible access to the adjacent private drive
  - Questioned the streetlights
  - Questioned the dumpster enclosure
  - Would like to see the Road Commission review
  - Shared concerns of the overflow from the storm drain
- **Motion to table the request, giving the applicant time to address some of the commissioner's concerns** was made by Huizenga, supported by Peters

Motion Carried 4-0

## 11. Old Business:

### a. Shane Headley – SLU Request:

- Motion to un-table the Shane Headley SLU Request was made by Leathead, supported by Peters
- Motion Carried 4-0
- Nate Koella with Lakeshore environmental represented the applicant
    - Reviewed application
  - Township Planner, Andrew Moore, highlighted his report
  - Discussion ensued amongst the commissioners
    - Would like clarity on long term effect of pond elevation
    - Shared concerns about dewatering, long term and short term

- Recommends getting an easement
- Equipment and stockpile area should be moved to the south to avoid the neighbors to the north
- Questioned the berm on the south end of the pond
- Questioned the shared driveway
- Would like the Drain Commission to review the site plan
- Would like to review a draft of pond regulations
- Questioned pond stabilization
- **Motion to table the request, giving the applicant time to address some of the commissioner's concerns** was made by Leathead, supported by Vander Kodde.

Motion Carried 4-0

- b. **Cole – Harrington SLU Request:**
  - There is not a quorum of commissioners
  - Remain tabled until December meeting
- c. **Master Plan**
  - Remain tabled until December meeting

**12. Updates of Ongoing Business:**

- a. **Township Board Meeting Minutes:**
  - As submitted.
  - Highlighted by Greg Golembiewski
- b. **Bonds and SLU:**
  - No Additions or changes

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

- a. None

**14. Planning Commissioner Comments:**

- a. Discussed sand mining tipping fees.
- b. Vander Kodde wants to narrow masterplan language to allow planning commission to govern the layout of developments.

**15. Correspondence for informational purposes only:**

- a. Allendale Charter Township – Notice of Intent to plan
- b. Jamestown Charter Township – Notice of Intent to plan

**16. Upcoming Events:**

- a. Safety Services Meeting: November 8, 2023
- b. Township Board Meeting: November 20, 2023
- c. Planning Commission Meeting: December 4, 2023

**17. Adjournment:**

- a. With no further business brought before the Planning Commission a motion was made to adjourn at 9:06 pm, by Leathead, supported by Peters.

Motion Carried 4-0

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