

Blendon Township Board Meeting
September 19, 2022
7:00 pm

1. **The meeting was called to order at 7:00 pm** by Supervisor Kevin Peters.
2. **Invocation** was given by Trustee, Jeff Meyer
3. **Pledge of Allegiance** was recited by all in attendance.
4. **Roll Call:**
 - PRESENT: Kevin Peters
Robin Overway
Greg Golembiewski
Jeff Meyer
 - ABSENT: Don Vander Kuyl (with notice)
 - Also Attending:** Kurt Gernaat, Fire Chief
5. **Approval of the Agenda:**

Motion to approve the agenda with the following additions was made by Robin Overway, support by Jeff Meyer.

 - Add:
 - 13(g): Office Admin

Motion Carried 4-0
6. **Approval of the Minutes dated August 15, 2022:**

Motion to approve the minutes from the August 2022, Board Meeting was made by Jeff Meyer, support by Robin Overway.

Motion Carried 4-0
7. **Approval of Invoices dated August 16, 2022, to September 17, 2022:**

Motion to approve the invoices dated August 16, 2022, to September 17, 2022, was made by Kevin Peters, support by Jeff Meyer.

Motion Carried 4-0
8. **Public Comment:** None
9. **Treasurer's Report:**
 - a. As submitted
 - Summer 2022 property tax season is complete, taxes are considered late at this time.
10. **Clerks Report:**
 - a. As submitted
 - Ballots will arrive by the end of this week and begin being mailed out to absentee voters next week.
 - Tabulators will be tested

11. **Supervisors Report:**

- a. Verbal
 - Port Sheldon Bike Path:
 - Project mostly complete
 - Following up and addressing some residual concerns

12. **Monthly Reports:**

- a. **Carlton Consulting:**
 - None
- b. **Fire Department:**
 - None
- c. **Ottawa County Sheriff:**
 - As Submitted
- d. **Building Permit Report:**
 - As Submitted
- e. **Building and Grounds Report:**
 - None
- f. **Preliminary Planning Commission Meeting Minutes:**
 - As Submitted
 - Highlighted by Jeff Meyer
- g. **Zoning Board of Appeals Meeting Minutes:**
 - As Submitted
 - Highlighted by Kevin Peters

13. **New Business:**

a. **Ordinance 2022-09.01**

- Supervisor Peters highlighted the Ordinance and Township Planner, Andrew Moore's staff report pertaining to the applicant's conditional rezone request and the conditions offered.
 - Conditional Rezone from R2 to R3 conditions:
 - Density: limit units per acre from 8 to 6, cap at 156 total units
 - Buffering: increase the setback on the NE corner of the property from 25' to 50'. Run this setback the entire west side of the parcel and on the north side from the NW corner east to Nattes Way.
 - 48th Ave Access: Continue to work with Consumers Energy to obtain the permit to extend Nattes Way to 48th Ave.
- Planning Commission Liaison, Jeff Meyer, explained the rezone request and the planning commission discussion for and against the request.
 - The Commission recommends denial of the request in a 5-1 vote.
 - Trustee Meyer disclosed that he was the one commissioner that voted to approve the request.
- Board members spent time in discussion
- Ron Van Singel, representative for applicant Jack Brown, addressed the Board.
 - Explained their rezone request and the reasons they feel that the Board should vote against the recommendation of the Planning Commission and approve the request.
 - Addressed the difference of a rezone request verses a site plan review.
- Jason Vander Kodde, Chairman of the Planning Commission, stated the following:

- The Master Plan defends the up zone to R3, but it also allows for it to remain the same at R2.
- The Planning Commission is not opposed to the additional density but felt strongly about the 48th Ave Access.
- 48th Ave access has been in the plan since 2005
- Supervisor Peters asked the Board if they had any remaining questions or comments:
 - Overway: None
 - Golembiewski: None
 - Meyer: None
 - Peters: Not comfortable with the wording of Condition #3, feels that it is not cut and dry, not really a condition.
 - Currently, Mr. Brown owns a 33 ft easement from Consumers Energy but needs 66 total feet for a road.
 - The OCRC owns a 33 ft easement as well.
 - OCRC would need to vacate their easement for Mr. Brown to have 66 ft; Consumers will not issue additional easements.
- **A roll call vote was taken to approve Ordinance 2022-09.01; the conditional rezone of parcel #70-13-25-200-026 from R2 to R3.**

YES: Meyer

NO: Overway, Golembiewski, Peters

ABSENT: Vander Kuyl

Ordinance 2022-09.01 – denied 1-3 vote

- Mr. Van Singel asked the Board to one-by-one state the reason that they denied the request.
 - All board members declined to answer

b. Ordinance 67b-2022

- Cemetery Ordinance Text Amendment
- Proposed by Cemetery Sexton Alan Finnie at the August meeting
- Supervisor Peters read the public hearing notice.
 - Public Hearing opened at 7:56 pm
 - Public Hearing closed at 7:56 pm
- **Motion to approve Ordinance 67b-2022 was given by Kevin Peters, support by Jeff Meyer.**

Roll Call: YES: Peters, Overway, Golembiewski, Meyer

NO:

ABSENT: Vander Kuyl

Motion Carried 4-0

c. New Fire Fighter Hire:

- Presented by Chief Gernaat
 - Blake Taylor
 - Unanimous decision by the officer staff
 - Station 1
 - Requires all training and certifications
 - Existing easement to be used to run fiberoptics.
- **Motion to approve the hiring of Blake Taylor to the Blendon Township Fire Department was made by Greg Golembiewski, support by Robin Overway.**

Motion Carried 4-0

d. **Cemetery Maintenance Building Addition:**

- Kurt Gernaat presented the proposals for the 37' x 47.5' addition with a 10' x 37' lean-to:
 - 5 bids solicited
 - 2 bids received
 - Darin Holman Builders (\$148,523.00)
 - Schutter Brothers Builders (\$146,500.00)
 - Gernaat recommends Darin Holman Builders
 - Money budgeted in the 2022-2023 budget
 - Both builders stated that they would have the project complete by the end of the fiscal year on 3/31/2023
- ***Motion to approve the bid submitted by Darin Holman Builders for the addition on the cemetery maintenance building was made by Kevin Peters, support by Jeff Meyer.***

Motion Carried 4-0

e. **Resolution 2022-09.01**

- Line-Item Reconciliation and Budget Amendment
- ***Motion to approve Resolution 2022-09.01 was made by Kevin Peters, support by Robin Overway.***

Roll Call: YES: Peters, Overway, Golembiewski, Meyer
NO:
ABSENT: Vander Kuyl

Motion Carried 4-0

f. **Borculo Community Center Rental Policy:**

- Due to continued damage to the community center the board reviewed the current rental policy
 - Supervisor Peters recommended that the community center be rented out to only Blendon Township residents going forward.
 - Discussion was had on the current resident fee.
 - Fee to remain the same
 - Discussion was had on the wording concerning the 'deposit'
 - Any item that warrants the loss of the deposit will be for the loss of the entire deposit not just a portion.
 - Remove the words 'some/' from the rental agreement
- ***Motion to change the rental agreement for the Borculo Community Center to be rented to Blendon Township residents only, to remove the word 'some' from the current agreement regarding deposit refunds, and to keep the current fee the same was made by Greg Golembiewski, support by Robin Overway.***

Motion Carried 4-0

g. **Office Administration:**

- Supervisor Peters noted the receipt of resignation from Deputy Treasurer and Administrative Assistant, Tina Vander Schuur.
 - Supervisor Peters wondered if the Board should have a discussion on the following items:

- Should the position be posted?
 - How?
 - When?
- Meyer: Felt that the job could be posted so to see what interest is out there and that there would be options available when deciding to hire.
- Peters: Feels we currently have two existing individuals that could take on more work.
 - Do we utilize current staff?
- Overway: Agrees with Peters
- Golembiewski: Stated that by law he needs a Deputy Treasurer.
- Additional conversation will be had with the existing office staff to see what their interest is in picking up additional responsibilities.
 - Decision on whether to post the position to be made within the next 2-weeks.

14. Old or Ongoing Business:

a. Health Insurance:

- Supervisor Peters noted that 3 bids that were received on short notice.
- Question to consider:
 - Will the township be paying the premium?
 - Will the employee be asked to contribute?
- Peters: Feels that some employee contribution is necessary
- Meyer and Overway Agree
- Golembiewski: Feels that we want to make sure that this is a benefit to the employee, not a liability.
- Supervisor Peters asks the Board to review the provided estimates and come to the October meeting prepared to discuss the following:
 - What is a fair plan?
 - What will we as the employee to contribute?

15. Opportunity for Public Comment:

- Jason Vander Kodde: 6341 – 64th Ave
 - Thank Administrative Assistant, Tina Vander Schuur, for her service
 - Thank the Board for supporting the recommendation of the Planning Commission on the rezone request.
- Bruce Costen:
 - Asked the Clerk what she has heard about the news of possibly having a 9-day election window
 - Clerk Overway stated that they have received no information other that this is a proposal that will appear on the November 2022 ballot.
- Joel Hoving:
 - Addressed the tree harvesting that occurred at the cemetery.
 - Stated since its completion additional trails have been added
 - There is a lot of increased activity due to the clearing of the trees
 - Dirt bikes and ATVs are using the trails and his driveway
 - Trespassing and littering on his property have been going on for 3-years now.
 - Addressed the Board on multiple occasions but feels that the board is offering no solutions.

- States he has done everything that he can to deter the use of his property.
- Supervisor Peters addressed some of the concerns:
 - The township has posted 'No Trespassing' signs every 20-30 feet along the entire property line.
 - Large logs, moved with the tractor, were placed blocking the path – those have been moved.
 - Does the township look at putting up a fence?
 - Mr. Hoving has volunteered to put up a fence during discussions.
- Supervisor Peters asked the Board to consider possible ideas and options for future discussion.

16. Correspondence for Informational Purposes:

- Minutes from the September 12, 2022, Special Board Meeting

17. Upcoming Meetings:

- a. Planning Commission Meeting: **October 3, 2022**
- b. Township Board Meeting: **October 17, 2022**

18. Adjournment:

- a. **With no further business to be brought before the board a motion to adjourn at 8:40 pm** was made by Robin Overway, support by Kevin Peters.

Motion Carried 4-0

Recorded by Tina Vander Schuur
Submitted by Robin Overway