

Blendon Township
Planning Commission Meeting
December 4, 2023 (amended)

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

ABSENT: Shane Herrema (with notice)
Brett Huizenga (with notice)

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 Peters, supported by Meyer.***

Motion Carried 5-0
6. **Conflict of Interest:** None
7. ***Motion to approve the Planning Commission Meeting Minutes, dated November 6, 2023, with the following additions was made by Peters, supported by Leathead.***
 - a. 10a: Dan Burill – SPR Request
 - Add: Masonry was requested on the front of the building

Motion Carried 5-0
8. **Opportunity for public comment and communication of business on the agenda except for public hearings:**
 - a. Written comments submitted by two residents.
9. **Public Hearings:**
 - a. **Doug VanDyke – Rezone Request:**
 - The applicant was present
 - Highlighted the rezone application
 - Rezone AG – R1
 - Rezone would allow larger splits
 - No water hook-ups
 - Public Hearing opened at 7:13 pm
 - Andrew Hoban: 5159 Stanton St.
 - What are splits?
 - Questioned the size of the split parcels
 - John Colasanti: 5263 Stanton St.
 - Questioned the number of splits allowed with a private road
 - Questioned water & sewer

- Jerry Behrens: 5094 Stanton St
 - Shared concerns about water supply and wells running dry
- Alice Hoban: 5159 Stanton St
 - What developments will be built? Single family, townhomes, etc.
 - Shared concerns about the traffic
- Michael Daldos: 9374 48th Ave
 - Submitted written comment
 - Does not support request
- Michael – Beverly Hill: 5085 Stanton St
 - Submitted written comment
 - Strongly objects to any future developments in the area
- Public Hearing closed at 7:18 pm
- Vander Kodde addressed the concerns of the public
 - Explained what a land division is and the process
 - Explained there are no concerns with traffic until it is overcapacity
 - Addressed concerns about water. Commission is working on long term planning for the community
 - Applicant may return and request additional splits with a private road if the rezone to R1 is approved. Applicant must apply for a SLU and must be approved by the commission.
- Township Planner, Andrew Moore, gave an overview of the rezone
- Leathead: Needs to be consistent with Master Plan. Future Land Use is mixed use, not R1.
- Tacoma: Questioned how this request differs from the Billin rezone
- Vander Kodde: Billin was already zoned R1 and was requesting to be zoned R2. Request was recommended for denial.
- Meyer: Shared concerns of future use and bringing utilities to the area
- Vander Kodde: Struggling to find the application consistent with the Master Plan.
- Leathead: Stated that while public comments are opposed, the reasons for the opposition are different and the Commission is seeking a more intense development at this location.
- **Motion to recommend the Township Board to deny request because it is not consistent with the Master Plan as that calls for mixed use development and it curtails what the Township is trying to accomplish in bringing water and sewer to this area** was made by Leathead, supported by Meyer.

Motion Carried 5-0

10. New Business:

- a. None

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 5-0
- Township Planner, Andrew Moore, provided an update
 - Applicant will return in January with an updated site plan
 - No longer proposing to dewater the property
- Commissioners would like the proximity of the neighbor's wells to the proposed project
- Neighbors shared concerns about the effect the pond will have on their shallow wells
- Vander Kodde: Stated that in the proposed conditions of approval, the determining entity of a negative effect on groundwater wells should include Ottawa County and Blendon Township. Would like the bond amount to be higher. Would like Twp. administrative time included as well
- **Motion to table request until next month** was made by Leathead, supported by Peters. Motion Carried 5-0

b. Cole – Harrington SLU Request:

- **Motion to un-table the Cole – Harrington SLU Request** was made by Leathead, supported by Peters. Motion Carried 5-0
- Moore provided an update
 - Applicants are considering moving their trucking operation to another location that would result in them withdrawing their application
 - Trucking operation will move, but farming operation would remain in place
 - Withdrawing application has not been finalized
- **Motion to table request until next month** was made by Leathead, supported by Tacoma. Motion Carried 5-0

c. Dan Burill – SPR Request:

- Remain tabled

d. Master Plan:

- Moore gave an update
- Commissioners reviewed the proposed changes
- **Motion to adopt resolution 2023-12.1 recommending approval of the Master Plan to the Township Board** was made by Peters, supported by Leathead
 - **Roll Call Vote:**
 - Aye: Vander Kodde, Leathead, Peters, Tacoma, Meyer
 - Nay: None

Motion Carried 5-0

12. Updates of Ongoing Business:

a. Township Board Meeting Minutes:

- As submitted.
- Highlighted by Jeff Meyer

b. Bonds and SLU:

- No Additions or changes

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

- a. Bruce Costen asked about the Water Committee

14. Planning Commissioner Comments:

- a. Vander Kodde: Discussion held on drainage and shared private drives. Zoning Administrator, Steve Kushion, is waiting to hear back from the Drain Commission. He is having issues with drainage to these roads and wants to hear how the county can work on the review of these items. Kushion will report back in January.
- b. Moore informed the commission of the recently signed wind, solar, and BESS preemption statues, and potential amendment to the land division ordinance.

15. Correspondence for informational purposes only:

- a. None

16. Upcoming Events:

- a. Township Board Meeting: December 18, 2023
- b. Planning Commission Meeting: January 3, 2024

17. Adjournment:

- a. With no further business brought before the Planning Commission a motion was made to adjourn at 8:35 pm, by Peters, supported by Tacoma.

Motion Carried 5-0

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