# Blendon Township Planning Commission Meeting February 5, 2024

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 Brian Tacoma

Mark Leathead Jeff Meyer (Board Liaison)

Lyn Peters

ABSENT: Shane Herrema (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 Leathead, supported by Peters.

Motion Carried 5-0

- 6. Conflict of Interest:
  - a. None
- 7. Motion to approve the Planning Commission Meeting Minutes, dated January 3, 2024, with the following addition was made by Tacoma, supported by Peters.
  - a. 11(b) Cole Harrington SLU Request
    - The applicant would like to know how many semis he can operate on his site.
      - o 1 tractor trailer

Motion Carried 5-0

- 8. Opportunity for public comment and communication of business on the agenda except for public hearings:
  - a. None
- 9. Public Hearings:
  - a. Brunink Rezone:
    - Applicant was present
      - Highlighted the rezone application
        - Rezone AG-R1
        - 5 acres will go to his daughter
        - Questioned if only a portion of the parcel could be rezoned to R1
        - Location of driveway is not determined
    - Township Planner, Andrew Moore, gave an overview of the rezone
    - Public Hearing opened at 7:22 pm
    - Public Hearing closed at 7:23 pm
    - Discussion ensued amongst the commissioners
      - Entire parcel will be rezoned

• Motion to recommend to the Township Board the approval of the rezone request from AG to R1 was made by Peters, supported by Tacoma.

Motion Carried 5-0

### 10. New Business:

- a. 2024 2025 Annual Meeting Schedule:
  - April 1, 2024, meeting date was changed to April 10, 2024
  - Motion to approve the 2024 -2025 annual meeting schedule was made by Peters, supported by Meyer.

Motion Carried 5-0

#### 11. Old Business:

- a. Dan Burill SPR Request:
  - Motion to un-table the Dan Burill SPR request was made by Leathead, supported by Peters.

    Motion Carried 5-0
  - Applicant would like to withdraw their application.
  - Motion to accept the withdrawal of the application was made by Leathead, supported by Peters.
     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
- c. Master Plan:
  - No addition or changes

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

a. None

### 14. Planning Commissioner Comments:

- a. **Leathead:** Will have a date set for the Water Committee to meet next month. Discussed AG Support amendments with the Township Planner.
- b. **Meyer:** Will be absent for the March meeting.
- c. Kushion: Ottawa County Water Resource Commissioner will review the shared private drives for a fee. Ottawa County Water Resource's approval is needed before a shared private drive is approved by the Zoning Administrator.
  - Motion for all shared private drives to be reviewed by Ottawa County
    Water Resource Commission was made by Vander Kodde, supported by
    Meyer.
     Motion Carried 5-0
  - Motion to amend the previous motion to include that the Zoning
     Administrator will notify the applicant of associated costs was made by
     Vander Kodde, supported by Meyer.
     Motion Carried 5-0
- d. **Moore:** Reviewed the renewable energy preemption.
- e. Discussion held on sand mining tipping fees. Golembiewski will provide Moore with the information that was collected. Moore will update the commission.

### 15. Correspondence for informational purposes only:

a. None

# 16. Upcoming Events:

- a. Township Board Meeting: February 19, 2024
- b. Planning Commission Meeting: March 4, 2024

# 17. Adjournment:

a. With no further business brought before the Planning Commission a motion was made to adjourn at 7:57 pm, by Peters, supported by Meyer.

Motion Carried 5-0

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