

Blendon Township
Planning Commission Meeting
April 10, 2024

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 Jordan Dekker
Mark Leathead Jeff Meyer
Brian Tacoma

ABSENT: Lyn Peters (with notice) 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 Tacoma, supported by Meyer.

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

Motion Carried 5-0
8. **Opportunity for public comment and communication of business on the agenda except for public hearings:**
 - a. Moore noted that someone will present an overview of the energy storage facilities amendment on line item 10(d).
9. **Public Hearings:**
 - a. **Bush – Feenstra Rezone:**
 - James Bush was present and highlighted the application.
 - AG – R1
 - Wants to divide the larger portion into 3 lots.
 - Kushion received a land division application with the lots being larger than 2.5 acres.
 - Commission discussed the surrounding divided parcel to ensure that the smaller lot would be included in the request.
 - Public Hearing opened at 7:09 pm
 - Public Hearing closed at 7:10 pm
 - Vander Kodde questioned if the parcel was in one of the areas for future commercial or industrial development. It is residential only.
 - **Motion to recommend the Township Board the approval of the rezone request from AG to R1** was made by Leathead, supported by Meyer.

Motion Carried 5-0

b. **AG Support Services:**

- Moore reviewed the proposed amendment.
 - Modifications were made.
 - Eliminated a provision that allows for trucking operations.
 - Added subsection (d): Requires an applicant seeking special land use approval to demonstrate why the operation must be conducted in the AG district and how that use will be appropriate for that location depending on the nature of the service.
 - Added subsection (e): The service shall be limited in its scope and operation to be consistent with the land use characteristics of adjacent property. the Planning Commission shall consider the proposed number of buildings, storage areas, traffic impacts, number of employees, hours of operation, and similar factors to ensure that the proposed use is consistent with the surrounding residential and/or agricultural character of surrounding properties.
- Public Hearing was opened at 7:17 pm.
- Public Hearing was closed at 7:17pm.
- **Motion to recommend to the Township Board the approval of the AG Support Services amendment as presented** was made by Leathead, supported by Tacoma.

Roll Call Vote:

Aye: Meyer, Dekker, Tacoma, Vander Kodde, Leathead

Naye:

Motion Carried 5-0

10. **New Business:**

a. **Election of Officers:**

- ***Motion to elect Mark Leathead as chairman of the Planning Commission for the 2024-2025 fiscal year was made by Tacoma, supported by Dekker.***

Motion Carried 5-0

- ***Motion to elect Jason Vander Kodde as vice-chairman of the Planning Commission for the 2024-2025 fiscal year was made by Leathead, supported by Tacoma.***

Motion Carried 5-0

- ***Motion to elect Lyn Peters as secretary of the Planning Commission for the 2024-2025 fiscal year was made by Leathead, supported by Vander Kodde.***

Motion Carried 5-0

b. **2023 – 2024 Annual Report:**

- Submitted by secretary, Lyn Peters
- Reviewed and accepted by the commission.

c. **Bylaws:**

- Current Bylaws were reviewed.
- Changes were made related to the following items:
 - Article 4, Section 4:
 - Add Township Manager to be notified in the absence of the Zoning Administrator
 - Article 4, Section 9:
 - Add Conflict of Interest

- Article 6, Section 3:
 - change the word *participation* to *attendance* in the second sentence.
- **Motion to approve the Bylaws with the revisions as presented was made by Leathead, supported by Tacoma.**

Motion Carried 5-0

d. **Energy Storage Facilities:**

- Moore provided an introduction.
- Dekker recused himself from the meeting.
- The applicant was represented by Ben Gorman who provided an overview.
 - Key Capture Energy has applied for a text amendment to allow these facilities in the township.
 - Reviewed three strategies for approval.
 - MPSC certificate
 - CREO
 - Non-compatible ordinance
 - They have proposed a CREO that the Township can modify if necessary.
 - Would like all permitting to go through the township rather than the state. It is a faster process.
 - Meyer: Wants to know if there are any facilities in Michigan that are operational.
 - Gorman: Not operational but proposed facilities in Michigan. They have operational projects in New York and Texas. There are over 430 megawatts in operation across the states.
 - Leathead: Questioned the size of the project, battery type, suppliers, maintenance, workable vs compatible ordinance, and fire safety.
 - Gorman:
 - Proposing 100 megawatts
 - Will be lithium ion as of now
 - Has a list of vendors
 - All batteries are compliant with the state laws
 - Vander Kodde: Stated that there are financial implications with any of the three choices that will be part of their deliberation.
 - Gorman: Statewide process does outline a community payment. Should the ordinance pass, they will discuss this more concretely.
 - Leathead: What will charge the system?
 - Gorman: Batteries will be on a transmission system. It is a 4 hour or larger charge and discharge.
 - Vander Kodde: What is your timeline on waiting for the state legislation to take affect?
 - State has not fully created their process. There is a one-year review timeline.
- Discussion ensued amongst the commission.
 - Discussed the distinction between a compatible ordinance and workable ordinance.
 - The Township only qualifies for the post community agreement payment if the Township is seeking a certificate from the MPSC.
 - A compatible and workable ordinance is not eligible.
 - The commission would like to work with Key Capture on a financial arrangement instead of the state.

- The commission would like feedback from the Township Board. Meyer will report back to the commission.
- At 8:34 pm Dekker rejoined the meeting.

11. Old Business:

a. **Setbacks in R3:**

- Moore will draft an ordinance amendment.

12. Updates of Ongoing Business:

a. **AJ Pallets:**

- SLU was granted in 2017.
- Chief Gernaat noticed that they were adding onto their building on the east side without a building permit.
- Site plan approval was needed prior to the expansion.
- They have not complied with their site plan conditions.
- Gernaat believes PCI should do regular site visits and hold them to compliance. If they are not willing to comply, their SLU should be revoked.
- Kushion has issued a stop work order and will be meeting the owner on Friday. Will report back to the commission.

b. **Township Board Meeting Minutes:**

- As submitted.
- Highlighted by Jeff Meyer

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

- a. None

14. Planning Commissioner Comments:

- a. Leathead: still working on setting up a meeting for the water resource committee. Would like to address Herrema's absences. Golembiewski and Kushion will contact Herrema.
- b. Tacoma will be absent for the May meeting.

15. Correspondence for informational purposes only:

- a. None

16. Upcoming Events:

- a. Township Board Meeting: April 15, 2024
- b. Planning Commission Meeting: May 6, 2024

17. Adjournment:

- a. With no further business brought before the Planning Commission a motion was made to adjourn at 8:52 pm, by Leathead, supported by Tacoma.

Motion Carried 5-0

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