

Blendon Township
Planning Commission Meeting
March 4, 2024

1. **The meeting was called to order** at 7:00 pm by Vice Chairman, Mark Leathead

2. **Invocation** was given by Jason Vander Kodde

3. **Roll Call:** PRESENT: Jason Vander Kodde Brian Tacoma
Mark Leathead Jordan Dekker
Lyn Peters

ABSENT: Jeff Meyer (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 with the following changes** was made by Vander Kodde, supported by Peters.

- Add 10(d): R3 Setbacks
- Township Board Meeting: ~~March 17, 2024~~ March 18, 2024

Motion Carried 5-0

6. **Conflict of Interest:**

- a. None

7. **Motion to approve the Planning Commission Meeting Minutes, dated February 5, 2024,** was made by Vander Kodde, supported by Peters.

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. **Shabani & Krasniqi Rezone:**

- Applicants were represented by Todd Stuve from Exxel Engineering
- Stuve highlighted the application.
 - Parcel is 3 acres and zoned R3 (High Density Residential) with conditions.
 - Requesting C1(Commercial) with conditions.
 - Water and sewer are available on the site.
 - Feels they are compatible with the surrounding neighborhood.
 - They do not have access to the private road on Van Dam. OCRC allowed a driveway on the west side, access to Port Sheldon.
 - Stormwater would be on the south end of the property.
 - Proposing to condition the rezoning to personal services, childcare, offices, or accessory buildings.

- Seeking to build two 10,000 – 12,000 sq ft buildings.
 - One building in front and another building in back with surrounding parking.
- Would like a medical office campus.
- Only 1 tenant now (applicant) with future lease space available
- Vander Kodde: Questioned the proposed accessory buildings.
 - Stuive: Accessory buildings were added if needed, but there are no specific plans.
- Leathead: Questioned the number of buildings and tenants.
 - Stuive: No more than 2 buildings and possibly 5-6 tenants.
- Township Planner, Andrew Moore, reviewed his report.
- Public Hearing opened at 7:32 pm
 - Mike Kuncaitis: 6565 48th Ave.
 - Wants to know how commercial it is.
 - Is not against the project but would like more information.
 - Kevin Coulse: 5081 Port Sheldon
 - Would like to know how it will affect their property value.
 - Nick Scholma: 5135 Autumn Leaf Dr
 - Wanted clarification on what was proposed.
 - How many buildings? Units in each building?
 - Would they be bound by the conditions proposed?
 - Leathead: Yes, will be bound by the conditions.
- Public Hearing closed at 7:37 pm
- Discussion ensued amongst the commissioners.
- Vander Kodde: The commission worked hard on the Master Plan and is struggling with the transition from commercial to residential. If a commercial property is put there, that transition is lost, and you invite the creep. Commercial use on the property is more impactful to the neighborhood to the north and west than a R3 would be. Shared concerns about accessory buildings being allowed. Is very supportive but wants it to be in a commercial designation.
- Tacoma: Does not have an issue with the project. Does not believe it will invite creep. Commercial could be beneficial to the surrounding area with the limitations that were put on it.
- Peters: Agrees with Vander Kodde. The commission worked hard trying to designate areas of commercial and industrial. Would like the best use for that piece of property. Has a hard time with something that is inconsistent with the Master Plan.
- Leathead: Believes it would be beneficial for the community. Does not like the accessory building on site. Believes it would be the highest use of the parcel for the community more so than housing.
- Vander Kodde: Is not comfortable with stretching the verbiage of the masterplan and zoning ordinance.
- Stuive: Will be willing to take the accessory building off the potential conditions.

- **Motion to recommend the Township Board deny the request because it is not consistent with the Master Plan** was made by Vander Kodde, supported by Peters.

Roll Call Vote:

Aye: Vander Kodde, Peters, Dekker

Naye: Leathead, Tacoma

Motion Carried 3-2

10. New Business:

a. AG Support Services Ordinance Amendment:

- Moore reviewed the proposed amendment.
 - Concerns were shared about the broad language that this amendment contains and the range of permitted land uses that could be permissible under its language.
 - Feedback was given and modifications will be made.
 - A public hearing will be held at the April Meeting.

b. ZBA Representative:

- Discussion was held on who would like to serve on the ZBA.
- Dekker said he would serve but has a couple questions.

c. Act 233:

- Moore reviewed his memo.
- A renewable energy company is interested in constructing a utility-scale energy storage facility.
- The township Attorney notes that there are a few long-term strategies available to the township.
 - Adopt a compatible renewable energy ordinance (CREO)
 - Adopt non-compatible ordinances governing wind, solar, and energy storage facilities.
 - Permit all three types of renewable energy facilities upon an applicant obtaining a certificate from the MPSC.
- The Commission would like to meet with the Township Board to discuss the next steps.
- No decisions were made.

d. Setbacks in R3:

- Vander Kodde would like to make the condo setbacks the same as everything else in R3. Does not like that the apartments and condos are treated differently. Vander Kodde will work with Moore on proposed language.

11. Old Business:

- None

12. Updates of Ongoing Business:

a. Township Board Meeting Minutes:

- As submitted.
- Highlighted by Greg Golembiewski

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

- None

14. Planning Commissioner Comments:

- Moore will work with Golembiewski on the tipping fees.
- Herrema will be back for the May meeting.
- Peters will not be at the April meeting.

15. Correspondence for informational purposes only:

- a. Holland Charter Township – Notice of Intent to Plan

16. Upcoming Events:

- a. Township Board Meeting: March 18, 2024
- b. Planning Commission Meeting: April 10, 2024

17. Adjournment:

- a. With no further business brought before the Planning Commission a motion was made to adjourn at 8:43 pm, by Vander Kodde, supported by Tacoma.

Motion Carried 5-0

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