

BLENDON TOWNSHIP
PLANNING COMMISSION MEETING

MINUTES

7-11-17

1. At 7:00 pm Chairman Mark Leathead called the meeting to order.
2. Jim VanderVeen offered the invocation.
3. Roll call: Present; Mark Leathead, Jim VanderVeen, Paul Potter, Ron Wind, Rick Lamer, Jeff DeWind & Terry Huberts. Absent with notice; Ron Wind
4. Attendees:
 - Andrew Moore, Planning Consultant
 - Kurt Gernaat, Zoning Administrator & Fire Chief
5. Approval of the Agenda
Motion by Potter, supported by Lamer to approve the agenda as presented.
Motion carried - Unanimous
6. Approval of the minutes of the June 6th, Planning Commission meeting.
Motion by Lamer, supported by Huberts to approve the minutes from the June 6th, 2017 planning commission meeting.
Motion carried - Unanimous
7. Opportunity for public comment – no comments from the public were heard.
8. New Business
 - a. Public hearing – Rezone request and Tentative Preliminary Plat approval for Phase II of the Eagles Landing subdivision parcel # 70-13-25-100-030.
 - Kurt Gernaat read the public hearing
 - Mr. Stuive presented plans on behalf of the applicant
 - Chairman Leathead opened the public hearing
 - Comments were heard from the public (one neighbor questioned the applicant about his intentions)
 - Chairman Leathead closed the public hearing
 - Motion by Huberts supported by Lamer to recommend that the township board rezone parcel #70-13-25-100-030 from AG to R2.
Motion carried – Unanimous

- Motion by Potter supported by Lamer to recommend that the township board approve the Tentative Preliminary Plat for Phase II of the Eagles Landing subdivision with the following conditions:

- 1. The applicant shall obtain and provide the Township with copies of all applicable permits obtained from the MDEQ, Ottawa County Soil Erosion and Sediment Control Office, Ottawa County Water Resources Commissioner, and Ottawa County Road Commission.*
- 2. The Planning Commission will require street trees or other landscaping if it is deemed necessary to replace natural features removed during construction.*
- 3. Street trees and sidewalks to be completely installed no later than 5 years from the date of Final Plat approval by the township board*
- 4. The applicant shall reconfigure the street lighting system to meet the requirements of Section 1, f, 2 of the Subdivision Control Ordinance.*
- 5. Additional detail pertaining to the street lighting (pole height, fixture type, etc) shall be provided to the Zoning Administrator prior to construction to ensure that fixtures are consistent with the Zoning Ordinance and modern dark-sky design.*
- 6. A completed and updated plan is required to be submitted prior to township board approval.*

Motion Carried – 5 yes & 1 nay

Commissioner Jim VanderVeen asked to be recused for the next item due to having potential personal conflicts with the project. Chairman Leathead granted the recusal and the meeting continued without him.

b. Site Plan review for 9193 Port Sheldon private road

- Kelly Kuiper of Nederveld and Assoc. presented the request on behalf of the applicant
- Township Planner Andrew Moore gave his report
- Planning commissioners deliberated on the topic
- Motion by Lamer supported by DeWind to approve the private road with the following conditions:
 - *1. No demolition or earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.*
 - *2. Prior to issuance of any Township permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.*
 - *3. The applicant shall obtain all necessary county, state, or federal permits and approvals.*
 - *4. The applicant shall comply with the stipulations of the Township Fire Department and any other applicable emergency personnel regarding emergency vehicle access.*

- 5. *The applicant shall comply with the stipulations of the Township Engineer.*
- 6. *The applicant shall submit the proposed road name, the legal description of proposed private road easement and the proposed road maintenance agreement.*
- 7. *If the County road commission is okay with waiving the curb and gutter for the first 100', Blendon township is okay with it as well.*

Motion carried – unanimously

9. Old Business –

- a. Review of current bonds

10. Correspondence – no correspondence

11. Upcoming events

- a. ZBA meeting – July 17th, 2017
- b. Township Board Meeting – July 20th, 2017
- c. Planning Commission Meeting – August 1st, 2017

Adjourned at 7:59 pm

Recorded by Kurt Gernaat

Submitted by Paul Potter, Secretary