

# BLENDON TOWNSHIP

## PLANNING COMMISSION MEETING

### MINUTES

1-3-17

1. At 7:00 pm Vice Chair Rick Lamer called the meeting to order.
2. Paul Potter offered the invocation.
3. Roll call: Present; Jim VanderVeen, Rick Lamer, Jeff DeWind, Paul Potter, Ron Wind & Terry Huberts. Absent with notice; Mark Leathead
4. Attendees:
  - Andrew Moore, Planning Consultant
  - Kurt Gernaat, Zoning Administrator & Fire Chief
5. Approval of the Agenda  
Motion by Jim VanderVeen, supported by Paul Potter to approve the agenda.  
Motion carried.
6. Approval of the minutes of the December 6<sup>th</sup>, 2016 Planning Commission meeting.  
Motion by Paul Potter, supported by Ron Wind to approve the minutes from the December 6<sup>th</sup>, 2016 planning commission meeting with the change of the date shown on the minutes from Dec. 1<sup>st</sup> to Dec. 6<sup>th</sup>.  
Motion carried.
7. Opportunity for public comment – No comments from the public were heard  
  
Rick Lamer welcomed Terry Huberts to the Planning Commission
8. New Business –
  - a. Public Hearing -- Re-zone request and Site Condominium Preliminary Plan approval for Fox Meadows parcels 70-13-12-300-038 & 019
    - Kurt Gernaat read the public notice.
    - The applicant stated their request
    - Terry Huberts recused himself from the meeting due to a personal conflict of interest.
    - Township Planner Andrew Moore gave his comments on the re-zone.
    - Vice Chair Rick Lamer opened the public hearing for the Re-Zone only
    - No Comments regarding the Re-Zone were heard
    - Vice Chair Rick Lamer closed the public hearing
    - The planning commissioners discussed the Re-Zone request.
    - Andrew Moore gave his report on the site plan review

- Vice Chair Rick Lamer then opened the public hearing on the Site Plan review.
- Comments on the site plan were heard.
- Vice Chair Rick Lamer closed the public hearing on the site plan review.
- The planning commissioners discussed the Site Plan review
- Motion by Jim VanderVeen, supported by Ron Wind to recommend to the township board to Re-zone parcels 70-13-12-300-038 & 019 from R1 to R2.
- Motion Carried
- Motion by Jim VanderVeen, supported by Ron Wind to Table the site plan to allow the applicant to make the necessary adjustments.
- Motion Carried

Terry Huberts rejoined the meeting.

- b. Public Hearing – Special Land Use & Site Plan Review for AJ Pallet 9471 Henry Ct. (old Holland Pallet property) Parcel # 70-13-19-300-068
- Kurt Gernaat read the public notice.
  - The applicant stated their request
  - Township Planner Andrew Moore gave his comments on the matter.
  - Vice Chair Rick Lamer opened the public hearing
  - Several comments regarding the Special Land Use and Site plan were heard by many of the neighbors to the north of the applicant’s property.
  - Vice Chair Rick Lamer closed the public hearing
  - The planning commissioners discussed the SLU request.
  - Motion by Paul Potter supported by Ron Wind to un-table the site plan review.
  - Motion by Jim VanderVeen, supported by Paul Potter to approve the Special Land Use request and site plan review for parcel 70-13-19-300-068 with the following conditions:
    1. *All Fire lanes be maintained*
    2. *No outdoor storage to be allowed in the setback areas*
    3. *Outdoor pallet storage not to exceed 20’ in height*
    4. *No burning allowed on site*
    5. *No grinding allowed on site*
    6. *The fence separating the parcel from the neighboring residential uses be repaired or replaced*
    7. *Any outdoor lighting or signage desired must be approved by the ZA and be consistent with the twp. ordinance.*
    8. *No additions to the existing office building will be allowed and when the building is no longer in use it must be removed.*
    9. *Prior to occupancy the site is to be cleaned of all debris*
  - Motion Carried
- c. Conceptual drawings for 9193 Port Sheldon were presented by Kelly Kuiper of Nederveld & Assoc. on behalf of the applicant Paul Blauwkamp.
- The planning commissioners discussed the conceptual plans and gave feedback to the applicant

- d. Site Plan Review for Clark DeGlopper for an addition to his building at 9586 Port Sheldon parcel #70-13-30-101-040
  - Jim Busch on behalf of the applicant explained his desire to add onto his existing building
  - Andrew Moore gave his report on the addition and recommended the applicant go to the ZBA for a variance
  - Motion by Paul Potter, supported by Jim VanderVeen to table the request until a variance can be attained by the applicant, or the lot lines can be adjusted to make it conforming.

9. Old Business –

- a. SLU request by Farmhaus Cider for revisions to their SLU for “Farms with Entertainment Facilities” on parcel #70-13-01-200-007
  - Motion by Paul Potter, supported by Jim VanderVeen to remove this item from the table.
  - Motion carried
  - The applicant gave a brief summary on the new information provided that had been requested of him at the last planning commission meeting.
  - The planning commissioners discussed concerns with the applicant.
  - Motion by Paul Potter, supported by Terry Huberts to table the revisions to the SLU until a better site plan can be provided.
- b. Dozeman Farms Sand Mine SLU – direction was given to the ZA in regards to what needs to be completed yet to finalize this project
- c. Master Plan –
  - Matthew Chappuies presented information to the planning commissioners in regards to the Future expansion of the M231 corridor and how it may affect Blendon Township. Mr. Chappuies asked that we leave the M231 bypass on our future land use map and after discussion the commissioners agreed that we should put the M231 bypass back onto the future land use map.
  - Andrew will have the first draft of the Master Plan for the commissioners to review very soon.
- d. Review of current bonds

10. Correspondence – Letter from Mika Meyers regarding the Utilities Extension portion of our ordinance.

11. Upcoming events

- a. Township Board Meeting – January 19, 2017
- b. Planning Commission Meeting – February 7, 2017

Adjourned at 10:05 pm.

Recorded by Kurt Gernaat  
Submitted by Paul Potter, Secretary