Blendon Township Planning Commission Meeting January 7, 2020

- 1. The meeting was called to order at 7:00 pm by Chairman Terry Huberts.
- 2. Invocation was given by Terry Huberts

3. Roll Call: PRESENT: Terry Huberts Lyn Peters

Jason Vander Kodde Jeff VanEck Brett Huizenga Jeff DeWind

ABSENT: Paul Blauwkamp (with notice)

- 4. Also Attending:
 - a) Steve Kushion Zoning Administrator,
 - b) Kirk Scharphorn Jr Zoning Administrator
 - c) Andrew Moore Township Planner
 - d) Kurt Gernaat Fire Chief
 - e) Tina Vander Schuur Administrative Assistant
- **5. Motion to approve the agenda with the following additions** was made by Jason Vander Kodde, support by Brett Huizenga:
 - Correspondence for Informational Purposes:
 - MAP Education Offerings
 - Hop Drain Map
 - Old Business:
 - AG Zoning to R1 Zoning Comparison

Motion Carried

6. Motion to approve the Planning Commission Meeting Minutes, dated December 3, 2019, was made by Jeff DeWind, support by Lyn Peters.

Motion Carried

7. Opportunity for Public Comment not on the Agenda:

- a) Darren Koster: Potential Land Owner
 - Putting an offer in on property and would like to build a home, horse barn and arena for boarding up to 15 horses and offering riding lessons.
 - SLU would be required under both AG and R1 zoning.
 - SLU application and site plan must be completed by January 14 to make the February agenda.
 - Kirk and/or Steve will work with applicant to ensure paperwork is turned in on time.
- b) Tim Wabeke Tetra Property LLC
 - Update the Commissioners on information that was requested concerning his R1 to R3 rezone request.
 - Email received from Jody Carter of the Ottawa County Road Commission granting permission to have an access point out on to Port Sheldon.
 - Applicant stated he agreed to have water and sewer present at the property before beginning construction.

- Applicant will work with Zoning Administrator, Kirk Scharphorn Jr, to structure an
 acceptable written format for a 'conditional rezone' that the applicant will submit
 to the Planning Commission for the February meeting.
- Andrew Moore will consult township attorney, Jim Scales, to see if the township will need to hold another public hearing for the conditional rezone.

8. New Business:

a) None

9. Old Business:

- a) Ordinance Discussion:
 - Commissioners agreed, in the interest of time and knowledge, a small group will work on drafting the new or updating existing agreed upon ordinances. Then the small group will present the draft to the Planning Commission for input and revisions.
 - Small Group consists of:
 - ✓ Andrew Moore, Township Planner
 - √ Kirk Scharphorn Jr, Zoning Administrator
 - ✓ Kurt Gernaat, Fire Chief
 - Commissioners would like to see the Ordinances worked on in the following order:
 - o AG R1 Zoning
 - o R1 R2 Building Heights
 - o Blight
 - o Wind/Solar
 - Small Business

10. Updates of Ongoing Business:

- a) Zoning Violation and Citation Update:
 - Zoning Administrator, Kirk Scharphorn Jr, highlighted each of the hearings that took place on 12/20/2019
 - 4 hearings
 - ✓ AJ Pallets
 - ✓ Rowland Properties
 - ✓ Doug Venlet
 - ✓ Chris Hansen Garden Solutions
 - Court ruled in favor of Blendon Township
 - ✓ Each given 30 days to comply.
 - ✓ If not in compliance, first offense fines will be enforced and a 2nd citation will be issued.
 - ✓ Compliance order will be granted after 2nd citation.
 - Two additional zoning violation orders have been issued.
 - Kirk to contact verbally
- b) Township Board Meeting Update:
 - Commissioners reviewed the minutes in the packet.
 - o Fire Chief Gernaat provided a verbal update
- c) Bonds SLU Update:
 - No new information

11. Planning Commissioner Comments:

None

12. Correspondence:

- a) State of Michigan, Department of Environment, Great Lakes and Energy
 - Large quantity water withdrawal approval
 - o J and J Farms
 - o 60th and Port Sheldon
 - Horizontal shallow well
- b) Ottawa County Water Resource Commissioner
 - Hop Drain Maintenance
- c) MAP Education Offerings

13. Upcoming Events:

a) Township Board Meeting: January 20 2020

b) Planning Commission Meeting: February 4, 2020 (Chairman Huberts will be absent)

14. Adjournment:

a) With no other business to be brought before the Planning Commission, a motion was made by Jeff VanEck, supported by Jeff DeWind, to adjourn the meeting at 8:55 pm.

Motion Carried

Recorded by Tina Vander Schuur Submitted by Jason Vander Kodde