

Blendon Township
Planning Commission Meeting
June 2, 2020 (Amended)

****Kurt Gernaat facilitated the meeting via 'Go to Meeting' for the Board. Prior to the start of the meeting, Kurt explained to all in attendance how the meeting was going to work in the virtual setting and how to participate during public comments sections of the meetings.**

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

2. Invocation was given by Jeff DeWind

3. Roll Call: PRESENT:

Paul Blauwkamp	Lyn Peters
Jason Vander Kodde	Jeff VanEck
Brett Huizenga	Jeff DeWind
Terry Huberts	

4. Also Attending:

- a) Kirk Scharphorn Jr – Zoning Administrator (arriving late)
- b) Andrew Moore – Township Planner
- c) Kurt Gernaat – Fire Chief
- d) Steve Kushion – Zoning Administrator (via online)

5. Motion to approve the agenda was made by Jeff DeWind, support by Jason Vander Kodde.
Motion Carried 7-0

6. Motion to approve the Planning Commission Meeting Minutes, dated May 19, 2020, was made by Jeff DeWind, support by Brett Huizenga with the following changes:

- Item 8(c), #10: change wording to read 'truck traffic may use northbound or southbound 72nd Ave as their route for travel.'
- Item 8(c), #12: delete the word 'may', change the to read '...requires a \$20,000 reclamation guarantee...'
- Item 10: add '...and the operation of equipment outside of acceptable working hours as defined by the ordinance.'

Motion Carried 7-0

7. Opportunity for Public Comment on the Agenda:

- Bruce Costen:
 - Inquired into the status of the ordinance violations, citations and enforcement actions that are being taken following the February meeting.
 - Zoning Administrator, Kirk Scharphorn Jr, was not present at the time of the question but addressed it later in the meeting after his arrival at 8:35 pm:
 - Continuing to monitor and document additional violations, however with the Governor's executive orders the civil court is not hearing cases at this time. Until the time that the civil court reopens we are not able to issue additional citations.

8. New Business:

a) 2019-2020 Annual Report:

- Commissioner Jason Vander Kodde presented the annual report to the Planning Commission.
- ***Motion to present the 2019-2020 Planning Commission to the Township Board*** was made by Brett Huizenga, support by Jason Vander Kodde.

Motion Carried 7-0

b) Review of the Planning Commission By-Laws:

- Discussion was had by the commissioners.
- ***Motion to approve the Planning Commission By-Laws with the following changes*** was made by Jason Vander Kodde, support by Jeff DeWind:
 - Article 3, section 2 to state that the new officers shall take office at the next meeting following their election.
 - Article 4, section 2 to add 'or election day' after 'legal holiday'.
 - Article 4, section 9 switch item 6 and item 7 in the order of meeting.
 - Article 8, section 2 change ~~reviewed in April to submitted in reviewed March.~~ **April to March.**

Motion Carried 7-0

9. Old Business:

a) Ordinance Discussion:

• Solar Energy Amendment:

- Township Planner, Andrew Moore, provided an overview of the amendment.
- Commissioners agreed with the revisions and feel it is ready for a public hearing at the next meeting.

• Landscape Contractor Establishments Amendment:

- Township Planner, Andrew Moore, reviewed the ordinance with the commissioners.
- Lengthy discussion ensued between the commissioners regarding screening, lot sizes, process and related issues.
- Discussion on establishing two tiers of Landscaping Contractor Establishments: Small and Large.
 - Small (1-2 employees or company vehicles) permitted by right.
 - Large (3-10 employees or company vehicles) permitted by special land use.
- Andrew Moore will draft a new ordinance for review at the next meeting.

10. Updates of Ongoing Business:

a) Township Board Meeting Minutes:

- Commissioner and Board Liaison, Paul Blauwkamp, highlighted the minutes that were in the packet.
- Discussion ensued concerning a bike path or sidewalks in the Borculo area.

b) Bonds and SLU Updates:

- Koster SLU was not added to the list as needing a one-year review because it was not a condition of approval for the SLU.

11. Planning Commissioner Comments:

- Commission Blauwkamp expressed with regard to how the commission handles business and feels that there are too many conditions on certain types of approvals. Also, the Planning Commission, in general, is too adversarial to applicants.

12. Upcoming Events:

- a) Township Board Meeting: June 15, 2020
- b) Planning Commission Meeting: July 7, 2020

13. Adjournment:

- a) *With no other business to be brought before the Planning Commission, a motion was made by Lyn Peters, supported by Brett Huizenga, to adjourn the meeting at 8:48 pm.*
Motion Carried 7-0

Recorded by Tina Vander Schuur
Submitted by Lyn Peters