

Blendon Township  
Planning Commission Meeting  
February 2, 2021

1. **The meeting was called to order** at 7:00 pm by Chairman Terry Huberts.
2. **Invocation** was given by Brett Huizenga
3. **Roll Call:**  
PRESENT: Terry Huberts                      Jason Vander Kodde  
              Brett Huizenga                     Jeff Meyer  
              Jeff Van Eck  
ABSENT:     Jeff DeWind (without notice)  
              Lyn Peters (arriving late)
4. **Also Attending:**
  - a. Andrew Moore – Township Planning Consultant
  - b. Steve Kushion – Township Zoning Administrator
  - c. Kurt Gernaat – Fire Chief
5. **Motion to approve the agenda** was made by Jeff Meyer, support by Jason Vander Kodde.

Motion Carried 5-0
6. **Motion to approve the Planning Commission Meeting Minutes, dated January 5, 2021, with the following changes** was made by Jeff Meyer, support by Brett Huizenga
  - 8b: Note that Kelly Kuiper, from Nederveld and Associates, stated that there will be no intrusion of the septic with the driveway.
  - 8b: public hearing; change Joan Peterson to Joan Dys.

Motion Carried 5-0
7. **Opportunity for public comment and communication of business not on the Agenda:**
  - a. None
8. **New Business:**
  - a. **Home Based Business Discussion:**
    - Township Planner, Andrew Moore, highlighted the memorandum he provided for the commission outlining the discussion had by the working committee of Andrew Moore, Kirk Scharphorn and Kurt Gernaat, regarding a feasible approach to regulating home-based businesses in the Township.
    - Kurt Gernaat also added additional detail to aid in summarizing the work of the group to this point.

- Discussion was had on items such as administrative and enforcement challenges, nonconformities, scale of uses, etc.
- Commissioner Vander Kodde stated that he likes the approach of requiring a special land use permit. He feels that an appropriate scale for Landscapers, Construction Contractors and Auto Repair Services could be made to work. He is not sure about Excavators.
- Commissioner Vander Kodde also stated that he would like to try and bring as many of the businesses into compliance as possible instead allowing the older businesses to go as a legal nonconforming use.
- The working committee will meet again and put together a rough draft of a Home-Based Business Ordinance.

**9. Old Business:**

- a. None

**10. Updates of Ongoing Business:**

**a. Township Board Meeting Minutes:**

- Trustee and Board Liaison, Jeff Meyer, highlighted the minutes from the Board meeting.
  - New ordinances that were passed on to the Board from the Planning Commission were approved
  - Looking at adding a digital out read to the existing township hall sign.
    - Discussion ensued concerning the advantages and disadvantages of having a digital out read sign.

**b. Bonds and SLU:**

- No new updates or changes

**11. Opportunity for public comment and communication of business not on the Agenda:**

- a. None

**12. Planning Commissioner Comments:**

- a. Jason Vander Kodde stated that since the sand-mining regulation was not approved by the state, he would like to readdress our amendments for items such as post-completion topographic survey requirements and the reworking of tipping fees.
- b. Commissioner Vander Kodde also inquired about the status of the non-motorized transportation plan.
- c. Terry Huberts reminded the commissioners that the new fiscal year will begin April 1, therefore the following items will need to be completed:
  - Review of Bylaws
  - Nomination of New Officers

- Annual Planning Commission Report to be prepared by the Planning Commission Secretary for the Township Board's April Meeting.

**13. Correspondence for informational purposes only:**

- a. Letter from Georgetown Township (dated 01.21.2021)
  - Chairman Huberts asked administration to send a copy of the truck route ordinance and the utility extension ordinance to Georgetown Township.

**14. Upcoming Events:**

- a. Township Board Meeting: February 15, 2021
- b. Planning Commission Meeting: March 2, 2021
  - Note: April Meeting Changed to April 13, 2021 due to Spring Break

**15. Adjournment:**

- a. With no further business brought before the Planning Commission a motion was made to adjourn, at 8:17 pm, by Jason Vander Kodde, support by Brett Huizenga:

Motion Carried 6-0

Recorded by Tina Vander Schuur  
Respectfully Submitted by Lyn Peters, Secretary