



b. **Approval of the 2021-2022 Planning Commission Meeting and Submittal Date:**

- ***Motion to approve the 2021-2022 Planning Commission Meeting and Submittal Dates was made by Jeff DeWind, support by Jeff Van Eck.***

c. **Tim Bleyenbergh – Sheldon Meats – SLU Amendment**

- Township Planner, Andrew Moore, provided an overview of the application and highlighted the following items from his memorandum for the commission:
  - There are four options that the commission could consider, to be discussed.
  - Applicant has a SLU but has not been in compliance with the conditions for a long time.
- Chairman, Terry Huberts, opened the public hearing at 7:11 pm.
  - Applicant, Tim Bleyenbergh, presented an overview of his application and plans.
    - Due to the USDA and State requirements major upgrades are needed to his facility.
    - Current building is very close to the road with limited parking.
      - Safety Issues
      - During busy times (deer processing) customers currently have to park on Port Sheldon.
    - Looking to move the building to the rear of the property.
    - Attempted to purchase additional property.
  - Joe DeZeeuw, 7391 Port Sheldon St:
    - Does not like the location of the new building.
    - Concerned how it may affect the resale value of his house.
  - Mitch Feenstra (applicant's builder):
    - Expanded on the applicant's proposal.
    - New building will look nicer, improve traffic flow, increase parking, and create drop of area for processing.
- Chairman Huberts closed the public hearing at 7:16 pm
- Commissioner Vander Kodde and Chairman Huberts asked several questions pertaining to the application, procedures, and the special land use.
- Andrew Moore outlined the four possible options that the planning commission could consider.
  - The two most viable being a conditional rezone or a use variance.
- Discussion ensued

- Zoning Administrator, Kirk Scharphorn Jr, stated his opinion and encouraged the commission to provide direction for the applicant
- ***Motion to refer to the ZBA and direct the applicant to submit an application for a use variance was made by Jason Vander Kodde, support by Jeff DeWind.***

Motion Carried 6-0

**9. Old Business:**

- a. None

**10. Updates of Ongoing Business:**

**a. Home-based Business Ordinance:**

- Resume discussion at the April Meeting

**b. Township Board Meeting Minutes:**

- Trustee and Board Liaison, Jeff Meyer, highlighted the minutes from the Board meeting.

**c. 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. None

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

a. Budget:

- YTD and Proposed
- Reviewed by the Commission
- Discussion about when the update for the master plan

**14. Upcoming Events:**

a. Township Board Meeting: March 15, 2021

b. Planning Commission Meeting: **April 13, 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 8:04 pm, by Jeff DeWind, support by Jeff Van Eck.

Motion Carried 6-0

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