

8. **New Business:**

a. **Carl-Jeri Moll Rezone Request:**

- Rezone request for parcel #70-13-20-200-002
 - Rezone AG to R1.
- Chairman, Terry Huberts, opened the public hearing at 7:06 pm
 - Kurt Gernaat, read the public hearing notice
 - Applicant, Carl Moll, was present.
 - Stated he wanted the rezone in order to divide his 40 into 2-10-acre parcels for each of his boys and he will keep the remaining 20 acres.
 - Pam Potter: 8229 Tyler St
 - Looking for clarification on the request – split
 - Brought up the ongoing concerns over wells drying up.
- Chairman Huberts closed the public hearing at 7:10 pm.
- ***Motion to recommend to the Township Board, the rezone of parcel #70-13-20-200-002 from AG to R1, was made by Brett Huizenga support by Sean Miller.***

Motion Carried 6-0

b. **Sarah Lockwood, Greenere LLC, Rezone Request:**

- Rezone request for parcel #70-13-30-100-052
 - Rezone R2 to C1.
- Chairman, Terry Huberts, opened the public hearing at 7:12 pm
 - Kurt Gernaat, read the public hearing notice
 - Applicant, Sarah Lockwood, was present.
 - Stated she wanted to rezone the parcel to combine it with her existing C1 parcel to the east and put up a pole barn for storage.
 - No Public Comments
- Chairman Huberts closed the public hearing at 7:14 pm.
- Township Planner Andrew Moore highlighted the memo that he prepared for the Planning Commission.
 - Feels that there are no issues as submitted.
- Zoning Administrator, Steve Kushion, has been working with the applicant and stated that they will be returning to the Planning Commission for a Site Plan Review once the plans for the pole barn are finalized.
- ***Motion to recommend to the Township Board, the rezone of parcel #70-13-30-100-052 from R2 to C1, was made by Sean Miller, support by Brett Huizenga.***

Motion Carried 6-0

9. Old Business:

a. Mike Knoper Rezone Request:

- Tabled at the May 5, 2021 meeting.
- Request to remained tabled.

10. Updates of Ongoing Business:

a. Home-based Business Ordinance Draft:

- Commissioner, Lyn Peters, commented on the following items that she has been discerning on over the last month:
 - Feels that Andrew Moore and Kirk Scharphorn should be the facilitators of the workshop – townhall meetings.
 - Commissioners are mainly present to listen to what the business owners have to say.
 - This is not a time for debate.
- Township Planner, Andrew Moore, stated the time will be used to provide information, clarification and understanding.
- Kurt Gernaat stated the following items:
 - He would like the opportunity to refine the list that was provided.
 - Feels that an invitation letter should not be sent but that each person should receive a phone call.
 - Chairman Terry Huberts offered to make the calls as needed.

b. Township Board Meeting Minutes:

- Trustee and Board Liaison, Jeff Meyer, highlighted the minutes from the Board meeting.
 - Trustee Meyer also provided an email from Township Planner, Andrew Moore, outlining the process that would need to be followed to update the Master Plan.

c. Bonds and SLU:

- No new updates or changes

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

a. John Behrens, owner of Farmhaus Cider, 5025 Stanton:

- Mr. Behrens addressed the commission looking for feedback on the potential for adjusting the hours on his current SLU.
 - Wants more flexibility in order to be able to adapt to the changing times and business environments
 - Trying to make the business more sustainable year-round.
- The commission recommended that Mr. Behrens submit a SLU Amendment application; being very specific about the items he would like changed.

b. Township Supervisor, Kevin Peters:

- Mr. Peters submitted a brief memo to the commission concerning the handling of an informal discussion that had taken place

between the Planning Commission and Mr. Ron Van Singel, and developers Mr. Jack Brown and Mr. Randy Koetje.

- Following last months meeting Mr. Brown and Mr. Koetje felt that the Planning Commission neglected to provide them with answers or direction on if the township would allow 'mini-storage' units and if so, how would they recommend they proceed.
- Mr. Peters stated that he wants Blendon to be a township where residents can bring an idea to the Planning Commission for dialogue and advice and the Planning Commission is willing to work with them no matter who they are, verses requiring someone to pay their money upfront, to be told multiple times that they need to comeback and pay more money.
- Discussion was had, with varying opinions, among the Commissioners concerning the handling of the developer's requests in relationship to the ordinances.
- Andrew Moore stated that the Zoning Administrator, Kirk Scharphorn, will need to put in writing his interpretation of the use of the word 'warehouse' in the Light Industrial district and whether that includes 'mini-storage units'.
 - Once submitted, the opinion of the Zoning Administrator stands unless the Planning Commission votes to appeal the interpretation to the Zoning Board of Appeals.
 - Following the interpretation, Mr. Scharphorn could then advise the developers on what their next step in the application process would be.

12. Planning Commissioner Comments:

- Commissioner Vander Kodde addressed attending Zoning Administrator, Steve Kushion
 - Mr. Vander Kodde asked Mr. Kushion if the Zoning Administrator ever has dialogue with the Planning Commission and takes into consideration their opinions prior to making interpretations or decisions.
 - Mr. Kushion stated that happens all of the time.
 - Mr. Vander Kodde will be contacting Kirk Scharphorn with the reasons supporting his opinion on why the term 'warehouse' includes 'mini-storage' units.
- Commissioner, Sean Miller, commented on Supervisor Peters statement about talking with and providing direction to residents before they submit an application:
 - Mr. Miller agrees, stating that a little preliminary discussion would help the process move more efficiently for both the applicant and the Planning Commission.

- Mr. Miller also notified the Commission that Blendon Township is the 3rd fastest growing municipality in Ottawa County, only behind Jamestown and Allendale.

13. Correspondence for informational purposes only:

- a. None

14. Upcoming Events:

- a. Township Board Meeting: June 21, 2021
- b. Planning Commission Meeting: July 6, 2021

15. Adjournment:

- a. With no further business brought before the Planning Commission a motion was made to adjourn, at 8:36 pm, by Jason Vander Kodde, support by Brett Huizenga.

Motion Carried 6-0

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