

Blendon Township  
Planning Commission Meeting  
July 6, 2021

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: Terry Huberts

Jason Vander Kodde

Jeff Meyer

Lyn Peters

Jeff DeWind

Brett Huizenga

ABSENT: Sean Miller (with notice)

4. **Also Attending:** a

a. Andrew Moore – Township Planning Consultant

***5. Motion to approve the agenda with the following changes was made by Jeff DeWind, support by Jeff Meyer:***

• Under updates of ongoing business:

▪ *Bullet point under 10(b) – Make it 10(c). Item #10 will now look as follows:*

• *(a) Rezone Request (tabled)*

• *(b) Home-Based Business Ordinance*

• *(c) Zoning Administrator Ordinance Interpretation*

• *(d) Township Board Meeting Minutes*

• *(e) Bonds - SLU*

Motion Carried 6-0

***6. Motion to approve the Planning Commission Meeting Minutes, dated June 1,2021, was made by Jeff DeWind, support by Brett Huizenga***

Motion Carried 6-0

**7. Opportunity for public comment and communication of business not on the Agenda:** a. None

**8. New Business:**

a. **Bonzelaar Rezone Request**

• Rezone AG to R1

• Andrew Moore, read the public hearing notice

• Chairman, Terry Huberts, opened the public hearing at 7:04 pm

- Applicants, Gordon Bonzelaar and Margaret Punter-Bonzelaar, were present.
- There were no public comments:
- Andrew Moore highlighted the ordinance
- Chairman Hubert closed the public hearing at 7:07 pm
- ***Motion to recommend to the Township Board, the rezone of parcel #70-13-16-100-019 from AG to R1, was made by Brett Huizenga, support by Jeff DeWind***

b. **Schreur Rezone Request:**

- Rezone AG to R1
- Andrew Moore, read the public hearing notice
- Chairman, Terry Huberts, opened the public hearing at 7:09 pm
  - Applicant, Eric Schreur, was present. .
  - There were two public comments:
    - Kevin VerHage
    - John Nyholt
  - Andrew Moore highlighted the ordinance
- Chairman Huberts closed the public hearing at 7:16 pm.
- ***Motion to recommend to the Township Board, the rezone of parcel #70-13-36-400-011, was made by Lyn Peters, support by Jeff DeWind.***

Motion Carried 5-0

Huizenga abstains from the vote

c. **Matthew Chappuies:**

- Land use planning specialist for Ottawa County
  - Distributed the 'Ottawa County Groundwater Sustainability Initiative' booklet to the commissioners
  - Currently holding meetings with Township Supervisor Kevin Peters and Kurt Gernaat discussing the ground water issues that are affecting the township.
  - Mr. Chappuies made a number of recommendations to the Commissioners concerning the Master Plan and current ordinances.

d. **Updating the Master Plan:**

- Provide direction for Township Planner, Andrew Moore, concerning whether the township is looking to update just a portion of the Master Plan or the entire Master Plan at this time.
- Discussion ensued between the commissioners
  - Update is being driven by the lack of Commercial and Industrial zoned areas.
- ***Motion to have the township planner, Andrew Moore, update the Blendon Township Master Plan to include additional commercial***

*and industrial zoned areas was made by Jason Vander Kodde support by Brett Huizenga.*

Motion Carried 6-0

**9. Old Business: None**

**10. Updates of Ongoing Business:**

**a. Mike Knoper Rezone Request:**

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

**b. Home-based Business Ordinance Draft:**

- Nothing new

**c. Zoning Administrator's Formal Interpretation:**

- Zoning Administrator, Kirk Scharphorn Jr, submitted to the commission, a written interpretation of the meaning of the term 'warehouse' verses 'mini-warehouse' as used in the Light Industrial Zone in our zoning ordinances.
  - The commissioners agreed that interpretation of the Zoning Administrator is the interpretation that will be used going forward.
- Township Planner, Andrew Moore, recommended that the Commission decide if there is a want for 'mini-warehouse' storage in Blendon Township, and if so, which zoning district would we want permitted by right. ○ After discussion, the commissioners agreed that the LI zone would best fit this type of use.
- Mr. Moore to contact Mr. Scharphorn and the township's attorney, Jim Scales, to inquire if we are allowed to legally prohibit mini-warehouses in the township.
- ***Motion to have Andrew Moore move forward with writing the zoning text amendment was made by Jason Vander Kodde, support by Lyn Peters.***

Motion Carried 6-0

**d. Township Board Meeting Minutes:**

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

**e. Bonds and SLU:** • No new updates or changes

**11. Opportunity for public comment and communication of business not on the agenda: None**

**12. Planning Commissioner Comments:**

- Jeff Meyer will not be at the August meeting.

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

- a. YTD Budget vs Actual Report (through June 2021)

14. **Upcoming Events:**

- a. Township Board Meeting: July 19, 2021
- b. Planning Commission Meeting: August 3, 2021

15. **Adjournment:**

- a. With no further business brought before the Planning Commission a motion was made to adjourn, at 8:27 pm, by Lyn Peters, support by Brett Huizenga.  
Motion Carried 6-0

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