

Blendon Township
Planning Commission Meeting
August 3, 2021

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

2. **Invocation** was given by Lyn Peters

3. **Roll Call:** PRESENT: Terry Huberts Jason Vander Kodde
 Sean Miller Lyn Peters
 Brett Huizenga
 ABSENT: Jeff Meyer (with notice)
 Jeff DeWind (without notice)

4. **Also Attending:**

 a. Steve Kushion – Zoning Administrator

5. **Motion to approve the agenda with the following changes** was made by Jason Vander Kodde, support by Lyn Peters:

 • *Under New Business:*

 • *Add 8(d): Mini-warehouse Ordinance*

Motion Carried 4-0

6. **Motion to approve the Planning Commission Meeting Minutes, dated July 6, 2021**, was made by Lyn Peters, support by Brett Huizenga.

Motion Carried 5-0

7. **Opportunity for public comment and communication of business on the Agenda:**

 a. Kelly Kuiper:

- Consultant to Curtis Moran
- Comment on new business item 8a
- Addressed the Commissioners concerning ground water challenges within the county.
 - Encouraged commissioners to pause and seek additional information concerning the diminishing groundwater before enacting moratoriums and writing or changing ordinances.
 - Stated that large tract landowners and all landowners are having their basic property rights reduced or eliminated due to the new ordinances.
 - Ordinances affect an entire municipality when the problem may only affect a few.
 - Need to seek a solution for the property owners and taxpayers before adding reactionary restrictions.

8. New Business:

a. Groundwater and Growth in Blendon Township

- Decision to keep the discussion on groundwater and rezones separate.
 - Discussion of combining AG and R1 zones
 - Originally discussed in 2019-2020.
 - Voted down
 - Advantages: Save costs, only differences are size of allowable splits.
 - Commissioner comments concerning leaving the zones as the currently are:
 - Vander Kodde –
 1. likes that proposed changes involve the neighbors through the public notice.
 2. Likes that we are not changing the ordinances and the associated expense.
 - Miller –
 1. Gives the commission the feel for the want of potential growth in the township.
 2. Offers a check and balances
 - ZA – Steve Kushion –
 1. Current precedent dictates that there is no AG Preservation
 2. Questioned: under what circumstance would the commission deny an AG to R1 rezone request?
 - Following discussion, the Planning Commission decided that the zoning districts would remain as they currently are.

b. Irrigation and Shallow Wells:

- Currently shallow wells are not allowed by the State of Michigan.
 - With the growing depletion of water in the lower aquifer, would allowing shallow wells for irrigation help remedy the problem?
- Should the PC submit a letter to Ottawa County and/or the State of Michigan with our reasons for allowing shallow wells in specific areas?
- Following discussion, the commissioners felt that the county is not addressing the water problem directly with the state offering viable solutions, they are trying to address it indirectly by leaving it up to the township.
- Commissioner Miller stated the planning commission are not experts on water tables and he does not believe that the PC wants to get into the business of lobbying.

- Supervisor Peters is on the Water Discussion Board at the county. He will relay the concerns of our Planning Commission at their next meeting, August 16.

c. **Potential C1 and LI Zoning Districts:**

- Provide direction to Township Planner, Andrew Moore, as he begins rewriting the Master Plan to expand these districts
- Discussion concerning the areas that could potentially be viable options to be rezoned
- Availability to infrastructure was discussed.
- Discussed areas include:
 - Areas on the main thoroughfares: Port Sheldon, 48th Ave, 72nd Ave, 96th Ave.
 - 48th Ave – Bauer Road
 - 48th Ave – Fillmore
 - 96th Ave – New Holland (new 231 bypass)

d. **Mini-Warehouse and Self-Storage Facility Ordinance**

- Amend section 06.02 to add mini-warehouse and self-storage as a permitted use in the LI zoning district.
- ***Motion to recommend, to the township board, the approval of the ordinance allowing mini-warehouse and self-storage in the LI zoning district was made by Jason Vander Kodde, support by Lyn Peters.***

Motion Carried 5-0

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:**

- ***Motion to remove the discussion of the Home-Based Business Ordinance from the meeting agenda until the new options for the C1 and LI zones are finalized was made by Lyn Peters, support by Sean Miller.***

Motion Carried 5-0

c. **Township Board Meeting Minutes:**

- As submitted

d. **Bonds and SLU:**

- No Additions or changes

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

- Kelly Kuiper readdressed the Commission concerning Public Infrastructure, encouraging the commission to closely consider the cost and location and will the density be available to support the cost of the project. Also, when discussing public infrastructure to consider including excavators, developers, landowners, etc. in the discussion.

12. Planning Commissioner Comments:

- Terry Huberts will not be at the September 7 meeting.

13. Correspondence for informational purposes only:

- a. None

14. Upcoming Events:

- a. Township Board Meeting: August 16, 2021
- b. Planning Commission Meeting: September 7, 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 Jason Vander Kodde.

Motion Carried 5-0

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