

Blendon Township
Planning Commission Meeting
October 5, 2021

1. **The meeting was called to order** at 7:00 pm by Chairman, Terry Huberts
2. **Invocation** was given by Jeff Meyer
3. **Roll Call:**

PRESENT:	Jason Vander Kodde	Jeff DeWind
	Sean Miller	Jeff Meyer
	Brett Huizenga	Terry Huberts
ABSENT:	Lyn Peters (with notice)	
4. **Also Attending:**
 - a. Andrew Moore – Township Planning Consultant
 - b. Steve Kushion – Township Zoning Administrator
5. ***Motion to approve the agenda was made by Jeff Meyer, support by Jeff DeWind***

Motion Carried 6-0
6. ***Motion to approve the Planning Commission Meeting Minutes, dated September 7, 2021, was made by Sean Miller, support by Brett Huizenga.***

Motion Carried 5-0
7. **Opportunity for public comment and communication of business on the agenda:**
 - Beverly Hill – 5085 Stanton
 - Read a letter to the commission concerning their opposition to the request for additional hours proposed by Farmhaus Cider.
8. **New Business:**
 - a. **Farmhaus Cider Sub-Committee Discussion**
 - Township Planner, Andrew Moore, highlight the redline version of the SLU amendment that was being proposed by the sub-committee.
 - Commissioner Miller gave a synopsis of the new proposed seasons, hours, and events.
 - Discussion ensued between the commissioners
 - Farmhaus neighbor, Mike Hill, interrupted the discussion to express his displeasure two times, both times he was instructed to hold his comments and remain quiet. Mr. Hill became belligerent and made the following remarks as he got up to leave the meeting:
 - “This township is going to be investigated; I already have someone ready to investigate. I’ll see you in court. If you think I’m going to rollover on this, you’re wrong; dead wrong!”
 - The Commission would like it noted that they have listened to the Hill’s concerns, viewed all of the pictures submitted, watched the videos that were submitted and read all of the letters that have been submitted by the Hill’s.

- Chairman Huberts asked the following questions of the Zoning Administrator, Kirk Scharphorn Jr.:
 - Does he have concerns on the availability of parking for large events?
 - Mr. Scharphorn does not.
 - Commissioner Vander Kodde stated that the Planning Commission is not the enforcer of parking.
 - Is there anything that states that a food truck may not remain parked on the property all week?
 - Mr. Scharphorn stated that there is nothing that says it cannot be kept there.
 - If the food truck is being used weekly that is fine however outdoor storage of the food truck is not allowed, for example in the off season.
 - When was the site plan submitted and does it allow for parking up to the property line / fence?
 - Mr. Scharphorn stated that the most recent, approved site plan was submitted in July 2019, it contains the approval signatures of both himself and Terry Huberts.
 - The site plan does show parking right up to the property line.
- ***Motion to have Andrew Moore finalize the SLU amendment and hold a public hearing on the amendment at the November meeting was made by Jeff Meyer, support by Sean Miller.***

Motion Carried 6-0

b. Light Industrial Ordinance Amendment:

- Ordinance to add Mini-warehouse and Self-storage to the Light Industrial Zoning District.
- Zoning Administrator, Kirk Scharphorn Jr., read the Public Hearing Notice.
- Chairman Huberts opened the public hearing at 7:42 pm.
 - Township Planner, Andrew Moore, highlighted the ordinance
 - Ron Van Singel, representing Jack Brown, highlighted a letter and documentation that they provided to the commission.
 - Mr. Brown would like to have Mini-warehouses and Self-storage added to the Commercial Zoning District as well as the Light Industrial Zoning District.
 - Referenced a prepared chart of the surrounding townships that offer Mini-warehouses or Self-storage in either or both Industrial and Commercial Zones.
- Chairman Huberts closed the public hearing at 7:51 pm.
- Discussion ensued among the commissioners
 - Miller – Feels that it does fit in the C1 zoning district. There would be a need for conditions and regulations. Strict criteria would need to be met.
 - Huizenga – Feels that both LI and C1 are appropriate with appropriate conditions.
 - Vander Kodde – Feels that the LI ordinance should be recommended for approval as it is presented. Stated that a separate meeting should be held to address the Commercial Zoning District amendment. Mentioned the possibility of tiered commercial district.
 - DeWind – Agrees with Miller and Huizenga

- Meyer – Feels the commission should move forward on the recommendation of the LI amendment. Also, likes the idea a potential tiered commercial zoning district.
- Huberts – Agrees with Meyer
- ***Motion to recommend to the Township Board the approval of amending the Light Industrial Zoning District by adding Mini-warehouse and Self-storage was made by Jason Vander Kodde, support by Brett Huizenga.***

Motion Carried 6-0

9. Old Business:

- a. None

10. Updates of Ongoing Business:

a. Township Board Meeting Minutes:

- As submitted
- Highlighted by Jeff Meyer

b. Bonds and SLU:

- No Additions or changes

c. Master Plan Updates:

- Andrew Moore reviewed the memo and presented several maps to the commission.
- Vander Kodde – Likes the idea of nodes for the commercial district. Not necessary for Light Industrial but feels that small clusters would be better there. Feels that Goal 6 on Moore’s memorandum should include the lift station on 48th Avenue and the M-231 Bypass. Proposed that the commissioners to take time to mark up the zoning map with their ideas for potential new districts and send them to Moore in the next 2 weeks.
- Miller – feels that a sub-committee would be more appropriate to have more lengthy discussions on the topic and should include additional people from the township. The Water Master Plan will be finished in November and will be helpful in the discussion.
 - Miller and Vander Kodde volunteered to be on the Sub-Committee. Moore suggested to consider involving other members of the township’s boards and commissions, i.e., the Board of Trustees, ZBA, business owners, etc.
 - Admin will be following through with set up of the members and the meeting upon the completion of the Prein & Newhof Water Master Plan.

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

- None

12. Planning Commissioner Comments:

- Miller – Confirmed that there will be discussion of Mini-warehouse and Self-storage and the potential other zoning districts at the November meeting.
- Miller – Encouraged participation in the Heroes 5k on November 6. All proceeds go to Shields of Hope.
- Miller – Noted that the Ottawa County Road Commission added a stop light at 48th Ave and Fillmore and made 68th Ave and Fillmore a 3-way stop.

13. Correspondence for informational purposes only:

- Planning – Zoning Webpage

14. Upcoming Events:

- a. Township Board Meeting: October 18, 2021
- b. Planning Commission Meeting: November 2, 2021

15. Adjournment:

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

Motion Carried 6-0

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