

Blendon Township
Planning Commission Meeting
January 4, 2022

1. **The meeting was called to order** at 7:00 pm by Chairman, Terry Huberts
2. **Invocation** was given by Jason Vander Kodde
3. **Roll Call:** PRESENT: Jason Vander Kodde Jeff DeWind
 Sean Miller Jeff Meyer
 Lyn Peters Terry Huberts
 Brett Huizenga
4. **Also Attending:**
 - a. Andrew Moore – Township Planning Consultant
 - b. Steve Kushion – Township Zoning Administrator
 - c. Kurt Gernaat – Fire Chief
5. **Motion to approve the agenda with the following addition** was made by Jeff DeWind, support by Lyn Peters.
 - 14(d): *Monthly Meeting Day Change – Andrew Moore*

Motion Carried 7-0
6. **Motion to approve the Planning Commission Meeting Minutes, dated December 7, 2021,** was made by Lyn Peters, support by Sean Miller:

Motion Carried 7-0
7. **Opportunity for public comment and communication of business on the agenda:**
 - None
8. **New Business:**
 - a. **Doug Holstege SLU Requests**
 - Terry Huberts read the Public Notice
 - Applicant, Doug Holstege, was present
 - Highlighted his application and request.
 - Explained the site plan
 - Used primarily as a wedding venue and dinners for the school board and consistory.
 - Alcohol allowed from a licensed bar service or self-serve with provided certificate of liability insurance.
 - Parking explained
 - Potentially have outdoor space that faces the west
 - Gates to remain in place.
 - Public Hearing opened at 7:12 pm
 - Paul Elenbaas: 5531 – 72nd Ave
 - Been a neighbor for over 25 years
 - Have a good relationship
 - Has concerns over having a venue-event space
 - Noise

- Weekends
 - Traffic
- Public Hearing closed at 7:15 pm
- Township Planner, Andrew Moore, reviewed his staff report.
 - Biggest concern being the 200' crop growing requirement.
 - Other concerns:
 - Visual Screening
 - Neighbor Impact
 - Use of Kitchen
 - Site Lighting
 - Drainage
 - Capacity
 - Operation Hours
- Discussion ensued amongst the Commission
 - Miller – Questioned whether this being an existing business does that affect issuing an additional SLU?
 - In AG – farm/greenhouse is a permitted use
 - Events are not a permitted use, therefore there is the need for the SLU for the events portion only.
 - Vander Kodde – Not opposed to the request. However, he would like to make sure that we have clear – enforceable documents on record, and currently what is presented does not meet that requirement.
 - 200' crop growing requirement: when counting the adjacent acreage that is owned by the applicant the greenhouse meets the requirement, parts of the parking area and the bathroom building do not meet the requirement.
 - Offered options
 - Driveways need more detail to ensure it can accommodate 2-way traffic and fire and emergency vehicles.
 - Exterior Details:
 - Need information on lighting
 - Location of pedestrian entrances (doors)
 - Site Plan Details:
 - Visual Screening needs to be shown
 - Info on fencing and gate
 - Pedestrian walking paths
 - Needs to be dated by the engineer
 - Clarify with certainty:
 - Days of week
 - Hours of Operation
 - Months of operation
 - Peters – Asked about the kitchen area shown:
 - Used for staging for the caterer
 - Used by the wedding party as an area for food and drinks prior to the event.
 - Huizenga – questioned the venue size and season:
 - 150 Max
 - Likely limited to fall and early winter
 - Too hot in the summer

- Greenhouse too busy in the late winter and spring.
- Miller – encouraged the applicant that when submitting the details to plan what may be needed in the future, not just at the present time. This will keep the applicant from having to return to the Planning Commission to ask for amendments.
- Vander Kodde – Stated the following:
 - Restroom building is within the 200' crop area and that a variance would be needed for the use of that building.
 - Asked for the zoning administrator to submit an interpretation for 'crop growing area;' does this mean there needs to be active agriculture or just a 200' setback that 'could be' used for AG?
- Meyer – Clarification on screening and the number of events allowed per year.
- Chief Gernaat – would need 18' of hardpack surface, or provisions for one-way traffic for emergency vehicles.
- **Motion to table the SLU request pending the following items:**
 - **The Zoning Administrator's interpretation of the 200' crop growing area.**
 - **Clarification on other like variances from the ZBA, i.e., Farmhaus Cider, Post Farm**
 - **Decision to continue the process from the applicant.**

was made by Jason Vander Kodde, support by Brett Huizenga.
Motion Carried 7-0

9. **Old Business:**

- a. **Miedema-DeYoung Conditional (contractual) Rezone Request:**
 - To remain tabled until the February meeting per the applicant's request.
- b. **Great Lakes Excavating:**
 - Applicant will have a revised plan for February meeting.

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:**
 - A joint 'working meeting' with both the Planning Commission and the Township Board is scheduled for January 11, 2022 @ 7:00 pm.

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

- Paul Elenbaas: 5531 – 72nd Ave
 - Property to the east seems to be operating a sand mine – gravel pit. Stated thousands of yards are being hauled off site.
 - This was approved for an AG-R1 rezone for land splits last year.
 - Zoning Administrator, Steve Kushion, will inspect and follow-up.

12. **Planning Commissioner Comments:**

- Huberts and Huizenga will be absent at the February meeting.

- Vander Kodde inquired about adding non-motorized bike path planning to the workshop meeting agenda.
 - Very full – lengthy agenda currently, discussion for another time.

13. Correspondence for informational purposes only:

- Notice from Holland Charter Township
- Notice from Georgetown Charter Township

14. Upcoming Events:

- a. Work Session Meeting: January 11, 2022
- b. Township Board Meeting: January 17, 2022
- c. Planning Commission Meeting: February 1, 2022
- d. Planning Commission Meeting Day Discussion:
 - Planner, Andrew Moore, proposed moving the regular meeting day of the Planning Commission. Multiple schedule conflicts have arisen that could prevent Moore from making Tuesday meetings.
 - ***Motion to move the regular meeting day for the Planning Commission to the first Monday of the month beginning in March 2022 was made by Jason Vander Kodde, support by Sean Miller.***

Motion Carried 7-0

15. Adjournment:

- a. With no further business brought before the Planning Commission a motion was made to adjourn, at 8:25 pm, by Brett Huizenga, support by Sean Miller.

Motion Carried 7-0

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