

BLENDON TOWNSHIP
PLANNING COMMISSION MEETING

MINUTES

9-6-16

1. At 7:00 pm Chairman Mark Leathead called the meeting to order.
2. Mark Leathead offered the invocation.
3. Roll call: Present; Mark Leathead, Jim VanderVeen, Rick Lamer, Jeff DeWind, Paul Blauwkamp & Ron Wind. Absent with notice; Paul Potter.
4. Attendees:
 - Andrew Moore, Planning Consultant
 - Kurt Gernaat, Zoning Administrator & Fire Chief
5. Approval of the Agenda
Motion by Rick Lamer, supported by Paul Blauwkamp to approve the agenda with the addition of letter “C” under new business to discuss Conservation Easements.
Motion carried.
6. Approval of the minutes of the August 9th, 2016 Planning Commission meeting.
Motion by Jim VanderVeen, supported by Ron Wind to approve the minutes from the August 9th, 2016 planning commission meeting.
Motion carried.
7. Opportunity for public comment – No comments from the public were heard
8. New Business –
 - a. Public Hearing – SLU request by Rick and Jill Lubbers for an SLU for a Farm with Entertainment facilities on parcel #70-13-36-100-004 to be used as a wedding venue.
 - Chairman Leathead asked the Lubbers to explain their request
 - Chairman Leathead opened the public hearing
 - No comments from the public were heard
 - Chairman Leathead closed the public hearing
 - Commissioners deliberated on the subject
 - Motion was made by Jim VanderVeen, and supported by Paul Blauwkamp to approve the SLU request with the conditions set forth below:

1. The subject property may continue to be used for general farming and the house on the property can continue to be utilized for single-residential purposes.
2. All uses and activities within and around the event barn, as well as any and all construction, modifications and improvements to the event barn and the property, shall comply with all applicable County requirements and all applicable building, health and health department, mechanical, plumbing, electrical and fire codes and inspection requirements. The applicant shall provide written proof to the Township of compliance with all such applicable codes before any of the proposed uses occur.
3. All vehicular parking shall occur within the designated parking area as illustrated on the site plan. While it is not required that the parking area be paved, the applicant shall all times ensure that this parking area is maintained in good condition. No parking may occur in the Barry Street right of way. That parking provisions be made close to the building for handicapped people. At all times access must remain clear for emergency vehicles to access the building.
4. Other than provided for in #1 above, no uses or activities shall occur beyond 12:00am on Friday and Saturday nights, and 10:00pm on all other nights. All customers must also exit by 12:00am on Friday and Saturday nights and by 10:00pm on all other nights.
5. The maximum number of people allowed on the property pursuant to any of the allowable uses or activities shall be in accordance with the International Fire code.
6. There shall be no speaker system, amplified noise, band or similar music outdoors after 11:30pm on Friday and Saturday nights and 9:30 pm on all other nights.
7. One sign shall be allowed on the subject property pursuant to the special land use approval. Such sign shall comply with Chapter 10 of the Zoning Ordinance but shall not exceed 48 square feet. The sign may be illuminated during event hours only.
8. The Applicant shall comply at all times with the site plan approved by the Planning Commission.
9. Should alcohol be served pursuant at any of the proposed events, the applicant shall ensure that all laws of the State of Michigan regarding alcoholic beverages are met complied with, as well as all applicable Michigan Liquor Control Commission requirements.
10. Should residential development happen within 200' of the venue; the applicant would then be responsible for installing the necessary screening required per the ordinance.

b. Conceptual presentation for 8349 Aljo Park Ct and 5370 Bauer Rd. Rick Pulaski of Nederveld and Assoc. presented the plans on behalf of the applicants.

- The commissioners commented on the conceptual plans and gave direction to the applicants on concerns that they saw. The biggest

concern being that there is only one access point across the Bass Creek drain.

- c. Township properties that have conservation easements
 - Discussion was had on where to find a list, or how to develop a list of said properties and how best to track them moving forward
9. Old Business – Motion by Jim VanderVeen and supported by Rick Lamer to Table Old Business items 9a & 9b until next month. Motion carried
 - a. Home based business ordinance – A very rough draft was presented for the commissioners to review. The commissioners had good discussion regarding the proposed ordinance and suggested that maybe we do a work session in the future with some current Blendon township business owners
 - b. Master Plan – eliminated from the agenda at the time of approval of the agenda.
 - c. Review of current bonds
10. Correspondence – nothing
11. Upcoming events
 - a. Township Board Meeting – September 15th, 2016
 - b. Planning Commission Meeting – October 4th, 2016

Adjourned at 9:05 pm.

Recorded by Kurt Gernaat
Submitted by Jim VanderVeen, Secretary