

BLENDON TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES

3-7-17

1. At 7:00 pm Chairman Mark Leathead called the meeting to order.
2. Terry Huberts offered the invocation.
3. Roll call: Present; Mark Leathead, Jim VanderVeen, Rick Lamer, Terry Huberts, Jeff DeWind, Paul Potter, & Ron Wind. Absent with notice;
4. Attendees:
 - Andrew Moore, Planning Consultant
 - Kurt Gernaat, Zoning Administrator & Fire Chief
5. Approval of the Agenda
 - Motion by Paul Potter, supported by Ron Wind to approve the agenda as presented.
 - Motion carried.
6. Approval of the minutes of the February 7th Planning Commission meeting.
 - Motion by Ron Wind, supported by Paul Potter to approve the minutes from the February 7th, 2017 planning commission meeting.
 - Motion carried.
7. Opportunity for public comment – comments from the public were heard from Mike Hill and Joel Hovingh.
8. New Business –
 - a. Public Hearing for Sand Mining SLU for Doug Ulberg & Vruggink and Sons Excavating on parcel 70-13-22-100-015
 - Josh Vruggink presented the plans for the proposed sand mine at the Ulberg Property.
 - Chairman Leathead opened the public hearing
 - Comments were heard from Peter & Ginger Muir (7004 72nd Ave) regarding concerns of water issues and traffic issues. Randy Walters (of 6887 Blair) also voiced concerns regarding potential future homes on the site.
 - Chairman Leathead closed the public hearing

- Township Planner Andrew Moore gave his report on the SLU review.
- The planning commissioners discussed the Special Land Use request
- Motion by Jim VanderVeen, supported by Rick Lamer to Table the Special land Use request for Sand Mining on parcel #70-13-22-100-015.

Motion passed

b. Site Plan review for Borculo Service Inc. 70-13-30-101-040

- Motion by Rick Lamer, supported by Jim VanderVeen, to approve the site plan request by Borculo Service with the following conditions:

1. *No demolition or earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.*
2. *Prior to issuance of any Township permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.*
3. *The applicant shall obtain all necessary county, state, or federal permits and approvals.*
4. *The applicant shall comply with the stipulations of the Township Fire Department and any other applicable emergency personnel regarding emergency vehicle access to the site.*
5. *If any additional lighting is proposed, lighting details showing fully cut-off lighting fixtures shall be provided by the applicant for review by the Zoning Administrator.*

Motion passed

c. Site Plan review and SLU amendment request for Farmhaus Cider 70-13-01-200-007

- John Behrens and Stanley Stek (Farmhaus attorney) presented the case that Farmhaus should be granted their SLU amendment
- Andrew Moore presented some comments in regards to the applicant's request
- Motion by Rick Lamer, supported by Paul Potter to table the amended SLU request of Farmhaus Cider until next month's meeting and in the meantime some decisions can be made at a work session scheduled for Tuesday March 14th at 7:00 pm, including 3 planning commissioners, the township planner, and the applicant.

Motion carried

9. Old Business –

- a. AJ pallet presented some revised plans for his already approved Site Plan. The commissioners reviewed the plans.
 - Motion by Rick Lamer, supported by Jim VanderVeen to table the revised plans until next month's meeting.
 Motion carried
- b. Master Plan - no discussion
- c. Review of current bonds

10. Correspondence – A letter from McShane & Bowie regarding the Farmhaus Cider SLU, a letter from Miller Canfield rebutting the letter from McShane & Bowie, and the Planning Commission annual report were all received for information.

11. Upcoming events

- a. Planning Commission work session – March 14th, 2017

- b. Township Board Meeting – March 16th, 2017
- c. Zoning Board of Appeals – March 27th, 2017
- d. Planning Commission Meeting – April 4th, 2017

Adjourned at 10:22 pm

Recorded by Kurt Gernaat

Submitted by Paul Potter, Secretary