

THORNAPPLE TOWNSHIP PLANNING COMMISSION

Regular Meeting, Monday, November 25, 2019

1. The meeting was called to order by Chairperson Kilgore at 7:00 p.m. at the Township Hall.
2. Present: Bryan Finkbeiner, Jim French, Linda Gasper, Elizabeth Hansson, Tom Kilgore, Sandra Rairigh and Craig Wandrie. Also Present: Amy Brown, Catherine Getty, Gary Geist, Kelly Lewis, Mike Bremer and Shang Ko.
3. **MOTION** by Hansson, **SUPPORT** by Rairigh to approve the Agenda, as printed. **MOTION CARRIED** with 7 yes voice votes.
4. **MOTION** by Rairigh, **SUPPORT** by Finkbeiner to approve the September 30, 2019 minutes as amended with, "Committee Report: Review standards for dimensional variances." **MOTION CARRIED** with 7 yes voice votes.
5. Citizen Comments: None.
6. New Business:
 - a. Officer Elections (Chairperson, Vice Chairperson, Secretary): Chairperson Kilgore, Vice Chairperson Gasper, and Secretary Rairigh each stated they would like to continue to serve in their present offices. **MOTION** by Finkbeiner, **SUPPORT** by Wandrie to take a vote. Roll call vote: Finkbeiner, yes; French, yes; Gasper, yes; Hansson, yes; Kilgore, yes; Rairigh, yes; Wandrie, yes. **MOTION CARRIED**.
 - b. 2020 Meeting Dates: Presented and agreed upon without objection.
 - c. December 2019 meeting canceled. No objections were voiced.
7. Unfinished Business:
 - a. Master Plan Update (Getty, Rairigh, Gasper): Getty requested she present the finished draft to the Planning Commission in January.
8. Committee Reports:
 - a. Ordinance Committee (Kilgore, Finkbeiner, Rairigh, Gasper (alt)): Getty reported she had just received the latest Bloom & Sluggett draft and was reviewing it currently.
 1. Proposed Zoning Ordinance Amendments:
 - i. Zoning Board of Appeals (Criteria for Approval): Getty spoke with Cliff Bloom who said variance criteria can be difficult to understand but has been written in such a way that the commissioners can run down the criteria as a yes/no checklist in order to make issuing (or not issuing) a variance clear. Gasper requested Getty email the ZBA members for their comments on the draft. Getty agreed.
 - ii. Barn and Greenhouse Special Event Venues: Kilgore requested the draft be sent to the ZBA for review. Shang Ko commented on several items within the "Proposed Ordinance Amendments" that he felt were contradictory or unclear. He requested these points be clarified. The items were outlined in a document provided to the commissions by Getty. In summary they cover: post and beam construction, building codes, age of barn, type of event, number of events, noise volume levels, lighting and definition of operator. Getty clarified the primary resident would be the operator. Gasper requested we discuss how drafts were written. Getty explained draft was created by reviewing similar ordinances from two other townships. Gasper asked if those townships had

received feedback as to what has worked well. Getty explained the primary use would remain residential/agricultural rather than commercial. Finkbeiner stated the intent was to act conservatively rather than see 'an event center' develop. Rairigh stated this was different from a greenhouse in which the primary purpose is commercial/agricultural. Getty stated the intent of the ordinance is not to create spot zoning. Hansson stated in Michigan there is already a short season and is concerned that one event per weekend would be too restrictive for a business. Rairigh asked members to consider that if multiple events were held each weekend it could be overly disruptive to neighbors due to traffic as well as noise. Gasper wondered if an annual review would be helpful. However, Getty replied this could cause difficulties for event holders in working a business plan. Getty explained the application for special use comes before the committee and prior to being issued. French asked Getty if there have been complaints after special use applications have been approved. Getty replied only in regard to the village who could give further details on that. Kelly Lewis reported that in her neighborhood, an event planner had sent notices in the mail to neighbors which she felt was helpful for getting feedback. She also stated that she had participated in several events held at greenhouses and did not feel it was disruptive to neighbors. Kilgore thanked all for their comments and stated they would be taken back to the committee to work on the proposed ordinance further.

- b. Site Plan Committee (Finkbeiner, French, Wandrie): The Janose/Oetman fence has been changed and will be inspected in the Spring.
- c. Joint Planning Committee (Getty, Rairigh, French, Gasper, Kilgore(alt)): Nothing new to report.

9. Administrator's Report:

- a. Zoning Activity Report: Getty reported that just over 1.5 million dollars in new building occurred during the third quarter within the township.
- b. Code Enforcement Report

10. Commissioner Comments: French stated that this was his last meeting servicing as a commissioner and that it has been an honor to serve Thornapple Township. He gave everyone his best wishes.

11. Adjournment: **MOTION** by French, **SUPPORT** by Wandrie to adjourn the meeting at 7:52 p.m. **MOTION CARRIED** with 7 yes voice votes.

12. Chairperson Kilgore adjourned the meeting at 7:52 p.m.

Sandra Rairigh, Secretary

Amy Brown, Recording Secretary

Approved _____

DRAFT