

THORNAPPLE TOWNSHIP PLANNING COMMISSION

Regular Meeting, Monday, April 26, 2021

1. Call to Order:

- a. The meeting was called to order by Chairperson Tom Kilgore at 7:00 p.m. at TTES located at 128 High St. Middleville, MI 49333
- b. Present: Elaine Denton, Bryan Finkbeiner, Linda Gasper, Elizabeth Hansson, Tom Kilgore, Sandra Rairigh and Craig Wandrie. Also Present: Catherine Getty, Amy Brown, and Liz Leep.

2. Approval of Agenda:

MOTION by Rairigh, **SUPPORT** by Gasper to approve the Agenda, as printed. **MOTION CARRIED** with 7 yes voice votes.

3. Approval of Minutes:

MOTION by Finkbeiner, **SUPPORT** by Gasper to approve the October 26, 2020 Minutes. **MOTION CARRIED** with 7 yes voice votes.

4. Citizen Comments: None

5. Public Hearings:

- a. Special Use # 148 (Accessory Building closer to the road than the house.
 1. Applicant Presentation – Liz Leep explained that she lives on Riverside Lane and that she and her husband would like to build a pole barn but that it would look like a garage. It would have matching siding, vinyl shakes and shingles to match the house. They hope to build it on the only area possible on her property, but it would require a special use permit to do so. It would meet the requirement of 75 ft. back from centerline of the road and has been approved by their HOA. Their plan calls for a very low profile with a height of 14 ft. and a low pitch roof of 4-12.
 2. Staff Introduction – Getty
 3. Public Comments – None
Public Hearing
Opened at: 7:04 pm.
Closed at: 7:04 pm.
 4. Commission Questions & Deliberation – Finkbeiner asked Ms. Leep if she had heard any concerns from any of the neighbors? Leep stated that she had talked with the neighbors and they were in support of the build. They felt all their questions had been answered. Finkbeiner asked Getty if she received any questions or concerns. Getty replied that she had not. Finkbeiner stated he had driven past their property and agreed there wasn't another build location possible. Denton asked for clarification regarding

the map and the location of the building on it. Getty confirmed it is the square drawn with a wider marker.

MOTION by Gasper, **SUPPORT** by Denton to approve Special Use #148 Accessory Building closer to the road than the house. **MOTION CARRIED** with 7 Yes votes via roll-call.

6. New Business:

- a. Village of Middleville Master Plan update – Getty asked the commissioners if they had the chance to visit the Village website and review the Village of Middleville Master Plan? The board stated they had reviewed the information. Getty said the changes were mainly the paring down of superfluous information and joint planning revisions with priority project changes. Getty stated that the board could send their comments back to the Village if they would like to, but that there's no requirement to do so.
- b. Rutland Township FLU map amendment – Getty stated that Rutland Township has updated their Future Land Use Map as well as doing some rezoning at the same time. Thornapple Township has done that at one other time themselves although it isn't done that way often. Basically, Rutland Township is modifying the FLU so that they can go from a minimum 2-acre lot size to one-half to one-acre lot size which is consistent with the area across from the fairgrounds. Gasper asked if the property right across from there was already zoned for medium density. Getty said they aren't yet. The health department has higher standards now and it might be difficult to allow for enough space for a septic area on a one-acre lot even with it zoned that way though. Denton asked if it was known what the plan for the area was? Getty stated she didn't know.

7. Unfinished Business: None

8. Committee Reports:

- a. Ordinance Committee [Kilgore, Finkbeiner, Rairigh, Gasper (alt)] – Getty stated the committee had met and decided to wait until short-term rentals could be discussed with the Duncan Lake Association before investigating the topic further. So far, only one individual has voiced concern about the topic, so they wanted to see if there was more interest. Finkbeiner stated that the committee had reviewed other township's ordinances and felt that if Thornapple Township decided to pass one themselves, it would not be a difficult to do so.
- b. Site Plan Committee [Finkbeiner, Denton, Wandrie, Hansson(alt)]
- c. Joint Planning Committee [Rairigh, Denton, Gasper, Kilgore, Getty(alt)]

9. Administrator's Report:

- a. Zoning Activity Report – Provided in the Planning Committee packet.
- b. Code Enforcement Report – Provided in the Planning Committee packet. Finkbeiner asked if Getty had talked with the property owner on Bender Road. Getty stated that Code Enforcement Officer Williams had visited the location, however, being that it is a farm, there is a different standard than for a residence. Gasper asked if solar arrays were the same as solar panels. Getty confirmed that they are.

10. Citizen Comments: None

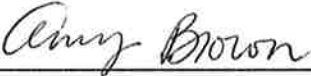
11. Commissioner Comments: Gasper said it was good to meet in person. Rairigh asked if perhaps the board should revisit the ordinance regarding accessory buildings closer to the road than the main building? Rairigh asked if it could be left to Getty's discretion. Finkbeiner stated that the situations that have been approved by special use have been very reasonable. Kilgore was concerned that if the ordinance was changed to allow the zoning administrator to make the determination on a case by case basis, it could result in other issues. Getty stated she felt that the building standard would remain higher if the applicant was required to bring their plan to the board for approval.

12. Adjournment:

MOTION by Rairigh, **SUPPORT** by Gasper to adjourn the meeting at 7:25 pm.

MOTION CARRIED with 7 Yes voice votes.

Sandra Rairigh, Secretary



Amy Brown, Recording Secretary
Approved 6/28/2021