

THORNAPPLE TOWNSHIP PLANNING COMMISSION

Regular Meeting, Monday May 23, 2022

1. Call to Order:

- a. The meeting was called to order by Chairperson Tom Kilgore at 7:00 p.m. at Thornapple Township located at 200 E. Main St. Middleville, MI 49333.
- b. Present: Elaine Denton, Bryan Finkbeiner, Elizabeth Hansson, Linda Gasper, Tom Kilgore, Sandra Rairigh, and Craig Wandrie. Also Present: Catherine Getty, Amy Brown, Rhonda and Ross Campbell, Cindy and Tim Schutter, and Brandyn Deckinga.

2. Approval of Agenda:

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

3. Approval of Minutes:

MOTION by Finkbeiner, **SUPPORT** by Wandrie to approve the March 28, 2022, meeting minutes. **MOTION CARRIED** with 7 yes voice votes.

4. Citizen Comments: Tim Schutter requested the Planning Commission review the ordinance regarding outdoor furnaces. The current ordinance requires the parcel be a minimum of 3 acres, with a 75 ft. set back and 200 ft. from the nearest neighbor. Schutter recognizes the ordinance seeks to both support inexpensive heating options and clean air to protect people's breathing. However, Schutter feels the ordinances could be revised to give a minimum distance between living quarters as a measure of where outdoor furnaces could be allowed.

5. Public Hearings:

- a. Special Use #155 – Accessory Building – Ross Campbell, 12115 Olivia Drive, Parcel #08-14-175-014-00
 - i. Applicant Presentation – Ross Campbell stated that he would like to build a 32' x 40' pole barn on his property. However, due to the shape of the property, the location of the well, septic, drainage field, wetland, and slope of the land, the location presented in the packet is the only logical location. He requested a Special Use permit as the building would be closer to the road than the house. He plans to match the aluminum pole barn siding to the color scheme of the house using both a grey (top) and blue(bottom). Campbell stated he is waiting for quotes to make a final decision on whether the building would be a pole barn or a steel construction.
 - ii. Staff and Site Plan Committee Review – Finkbeiner agreed that this is the only logical place to build an accessory building on this parcel. Other commissioners agreed. Finkbeiner asked Campbell if there would be a separate driveway needed. Campbell said yes, that is likely. Finkbeiner confirmed to Campbell that he would need a permit to put in a driveway to a public road. Finkbeiner asked if neighbors were aware of his plans and

how they felt about it. Campbell stated that his neighbors were aware and support. One neighbor may put in a pool and would even work with Campbell to be a source for fill. Getty stated that she had provided several photos of the area as the Site Plan committee had not visited the site.

- iii. Public Hearing – No public comments made.
 - 1. OPEN: 7:10 pm
 - 2. CLOSE: 7:10 pm
- iv. Commission questions and deliberations – Rairigh asked if they plan to landscape around the accessory building. Campbell confirmed they would. Campbell asked the commissioners if he was allowed to make minor adjustments to the size of the building. Getty confirmed that would be allowable if there were no major changes such as changes to the siding, lack of windows or type of roof. Campbell also asked if the Special Use permit lasted longer than a year. Getty stated that the construction would need to be started before May of next year, otherwise he would need to apply for an extension.

MOTION by Gasper, **SUPPORT** by Finkbeiner to approve Special Use Permit # 155 - Accessory Building – Ross Campbell, 12115 Olivia Drive, Parcel #08-14-175-014-00.

Roll Call Vote: Finkbeiner- Yes, Denton- Yes, Gasper-Yes, Hansson-Yes, Kilgore-Yes, Rairigh-Yes, Wandrie-Yes. **MOTION CARRIED** with 7 yes votes.

6. New Business:

- a. Proposed Zoning Amendment – Mini Storage: Getty recommends an amendment to the Zoning Ordinances to allow for self-storage units in the General Commercial Zoning District by Special Use permit as outlined in the packet. Rairigh requested the ordinance include no storage of semi-trailers on site as well as no electrical outlets within the storage units. Getty also reviewed an email response from Nick Suwyn with recommendations to the proposed ordinance. He suggests considering decorative fencing facing the road, doors on gable ends of the buildings and one-way flow of traffic. Getty discussed with the Fire Chief to ensure that emergency vehicles can access the location properly. Part of the Special Use permit process would include an approval by the Fire Chief. Rairigh recommended, and Gasper agreed, a determination of decorative fencing along the property lines located adjacent to residential properties would be part of the Special Use permit process. Getty will revise the proposed ordinance with items discussed and will email to the commissioners prior to publishing the public hearing notice.
- b. Thornapple Township Zoning Ordinance Audit Proposal: Getty recommends the Planning Commission ask the Township Board to approve a contract with Williams and Works to audit the Zoning Ordinances at a cost NTE \$2,250. Getty explained further the Master Plan's implementation schedule recognized areas in the ordinances that need review. For example, ordinances which address signage in commercial areas would ideally be consistent with neighboring communities. Furthermore, discussions Getty had with the township attorney regarding land divisions revealed areas in the Zoning Ordinances that need attention. He recommended contracting with Williams and Works on this project.

MOTION by Finkbeiner, **SUPPORT** by Denton to recommend to the Township Board to contract with Williams and Works to conduct an audit of the Township's Zoning Ordinance for an amount NTE \$2,250.00.

Roll Call Vote: Finkbeiner- Yes, Denton- Yes, Gasper-Yes, Hansson-Yes, Kilgore-Yes, Rairigh-Yes, Wandrie-Yes. **MOTION CARRIED** with 7 yes votes.

7. Unfinished Business:

- a. None.

8. Committee Reports:

- a. Ordinance Committee [Kilgore, Finkbeiner, Rairigh, Gasper (alt)]
- b. Site Plan Committee [Finkbeiner, Denton, Wandrie, Hansson(alt)]
- c. Joint Planning Committee [Rairigh, Gasper, Denton, Kilgore (alt), Getty(staff)]

9. Administrator's Report:

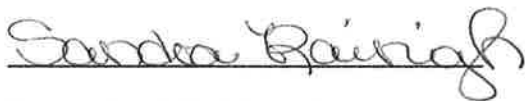
- a. Zoning Report – Included in the packet. No comments or questions.
- b. Code Enforcement Report – Included in the packet. Getty explained there was one situation that almost resulted in court action but did not. No comments or questions.

10. Citizen Comments: None.

11. Commissioner Comments: Rairigh asked for an update on broadband services in the area. Getty said more fiber is being installed along the roads and by September it will be clear where new service will be available.

12. Adjournment:

- a. **MOTION** by Finkbeiner, **SUPPORT** by Gasper to adjourn the meeting at 7:52 pm. **MOTION CARRIED** with 7 yes voice votes.



Sandra Rairigh, Secretary



Amy Brown, Recording Secretary

Approved 6/27/2022