

THORNAPPLE TOWNSHIP PLANNING COMMISSION

Regular Meeting, Monday, February 24, 2020

1. The meeting was called to order by Vice Chairperson Gasper at 7:00 p.m. at the Township Hall.
 - a. Present: Elaine Denton, Bryan Finkbeiner, Linda Gasper, Elizabeth Hansson, Sandra Rairigh and Craig Wandrie. Also Present: Catherine Getty, Amy Brown, Zachary Boeve, Shang Ko, Kelly Lewis, Rob Dykstra, Sue Dykstra and Anne Hamming.
2. **MOTION** by Denton, **SUPPORT** by Finkbeiner to approve the Agenda, as printed. **MOTION CARRIED** with 6 yes voice votes.
3. **MOTION** by Finkbeiner, **SUPPORT** by Rairigh to approve the January 27, 2020 minutes as amended with 8.c amended to show Kilgore as the alternate for the Joint Planning Committee. **MOTION CARRIED** with 6 yes voice votes.
4. Citizen Comments: none
5. Public Hearings:
 - a. Special Use #87/ Site Plan #69, Mineral Extraction – T&M Partners LLC
Parcel #08-14-035-022-00

Getty stated the committee members (Finkbeiner and Denton) and Getty met with owner Dan Timmer. There have not been any significant changes since the last special use permit was issued. Then Getty introduced Zachary Boeve from Vriesman and Korhorn Engineering who provided a map showing the area that would be covered by the renewed permit. He summarized the amount of material removed from the mine in 2018 and 2019 as totaling 6,800 cubic yards. There are currently no plans to increase removing material until the need arises.

Public Hearing opened at 7:05 p.m.

Getty received a call from a woman on Kiser Rd. and she didn't have any issues with it and wasn't aware there was a mine there.

Public Hearing closed at 7:06 p.m.

MOTION by Finkbeiner, **SUPPORT** by Rairigh to approve Special Use #87 / Site Plan #69, Mineral Extraction – T&M Partners LLC, parcel #08-14-035-022-00.

Roll Call Vote: Finkbeiner- Yes, Denton- Yes, Gasper-Yes, Hansson-Yes, Kilgore- Absent, Rairigh-Yes, Wandrie-Yes. **MOTION CARRIED** with 6 yes votes.

- b. Ordinance Amendments – Variance criteria, Barn & Greenhouse Special Event Venues
Getty thanked the public for their input. Neighbors within 500 ft. were notified of the proposed ordinance amendments.

Public Hearing opened at 7:10 p.m.

1. Anne Hamming came to hear more about the proposed ordinance amendment and to ask the board to consider a 9 p.m. curfew for events. She stated that Meijer Gardens outdoor concerts end at this time due to an

ordinance in place in Grand Rapids Township which seems a reasonable time frame. She would like to see the quiet in her neighborhood continue.

2. Shang Ko expressed his concern about noise criteria in the ordinance amendment. He asks the board to consider more clearly defining the acceptable level of noise. Gasper asked if there is an ordinance in place that addresses the level of decibels. The township ordinance was read which outlines the level of acceptable noise as well as the curfew.

3. Rob Dykstra said he understands the need to respect neighbors and their desire for reasonable quiet.

4. Sue Dykstra asked for a copy of the proposed ordinance amendments, so she could see what if any changes had been made since her meeting with the ordinance committee.

Gasper stated the planning commission recommends to the township board to make the amendments to the ordinance, then the board would deliberate the issue.

The township board would not have another public hearing when they vote on whether to pass the ordinance amendments.

Sue Dykstra asked who determines the number of events that could be held? What are the criteria? Rairigh replied the board would determine it on a case by case basis depending on the location. Gasper clarified that each special use permit issued addresses a unique situation and so the board has to determine them on a case by case basis. This would be handled by the same process.

5. Getty then read 2 emails and a summary of a call received. They are as follows:

1. Jason and Jennifer Port 10200 W Garbow Rd. stated they were unable to attend but fully support the special use of allowing Creekside Garden Center and Greenhouses to hold special use events such as weddings, parties etc.

2. Mrs. Palma 7300 N M-37 Hwy called and talked to supervisor Bremer. She is home bound and couldn't attend the meeting. She is not in favor of allowing special event venues because there is enough traffic already.

3. Lynn Peck Segal 10255 Sugar Tree Ct. Middleville wrote to say thank you for sending the notice about the request for zoning changes that would enable Creekside Growers to host special events on their premises. I will say I was disappointed and distressed to learn of their future plans to host events at their location. We moved to the township specifically to achieve a reasonable level of peace and quiet as we enjoy spending time in our yard especially during warmer months. At some point last year, I believe there was an event held either at Creekside or very near to it that involved what sounded outdoor music and a PA announcer. The noise really carried to our yard even inside the house with all doors and windows closed. I remember thinking I hope this won't be a regular occurrence. It went on well after dark. If the plan is to change the zoning for future applications to allow special events, I would be opposed to this. I appreciate the rural atmosphere of the township and hearing a thumping base

for hours every weekend is not congruent with that atmosphere. With events occurring throughout the Spring, Summer and Fall season, it would limit our ability to enjoy our own backyard. The following considerations should be evaluated if moving forward with this request. Limit events to those held indoors and an effort made to control sound level and limit hours of operation.

Rob Dykstra – How does she know Creekside is applying for it?

Getty replied that it was in the notice mailed out.

Public Hearing closed at 7:37 p.m.

MOTION by Rairigh, **SUPPORT** by Finkbeiner to recommend to the township board that ordinance Section 27.6 Dimensional Variances be amended as written in the MEMORANDUM from Zoning Administrator Getty to the Planning Commission dated February 20, 2020.

Roll Call Vote: Finkbeiner- Yes, Denton- Yes, Gasper-Yes, Hansson-Yes, Kilgore- Absent, Rairigh-Yes, Wandrie-Yes. **MOTION CARRIED** with 6 yes votes.

MOTION by Finkbeiner, **SUPPORT** by Wandrie to recommend to the township board that Section 19.69 Barn Event Venue and Section 19.70 Greenhouse Special Event Venue be added to the ordinance as written in the MEMORANDUM from Zoning Administrator Getty to the Planning Commission dated February 20, 2020.

Roll Call Vote: Finkbeiner- Yes, Denton- Yes, Gasper-Yes, Hansson-Abstain, Kilgore- Absent, Rairigh-Yes, Wandrie-Yes. **MOTION CARRIED** with 5 yes votes.

*Hansson stated she abstained due to owning a greenhouse.

6. New Business:

- a. Special Use #67 Transfer – From Gene Benting to Joshua and Jennifer Smith. Usually the special use permit transfer happens at the time of the purchase of the property. However, the seller and buyer did not do so. Therefore, they are requesting to do so at this time.

MOTION by Rairigh, **SUPPORT** by Finkbeiner to transfer the Special Use permit #67 from Gene Benting to Joshua and Jennifer Smith.

Roll Call Vote: Finkbeiner- Yes, Denton- Yes, Gasper-Yes, Hansson-Yes, Kilgore- Absent, Rairigh-Yes, Wandrie-Yes. **MOTION CARRIED** with 6 yes votes.

7. Unfinished Business:

- a. Master Plan Update

Denton stated there were a few minor changes that she felt needed to be made. Getty explained the next steps in the process for publishing the Master Plan. The next step would be for the township board to distribute the Master Plan to neighboring municipalities and begin the 42-day waiting period. The Planning Commission would hold

a public hearing after the waiting period. Then the township board could choose to pass a resolution to adopt the Master Plan revisions created by the Planning Commission.

MOTION by Denton, **SUPPORT** by Rairigh to recommend that the township board distribute the Master Plan to the neighboring municipalities.

Roll Call Vote: Finkbeiner- Yes, Denton- Yes, Gasper-Yes, Hansson-Yes, Kilgore- Absent, Rairigh-Yes, Wandrie-Yes. **MOTION CARRIED** with 6 yes votes.

8. Committee Reports: none

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

9. Administrator’s Report:

- a. Zoning Activity Report
- b. Code Enforcement Report

10. Commissioner Comments: none

11. Adjournment

MOTION by Finkbeiner, **SUPPORT** by Hansson to adjourn the meeting at 8:08 p.m.
MOTION CARRIED with 6 yes voice votes.

Sandra Rairigh, Secretary

Amy Brown, Recording Secretary

Approved _____