

THORNAPPLE TOWNSHIP PLANNING COMMISSION

Regular Meeting, Monday March 28, 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, Tom Kilgore, Sandra Rairigh, and Craig Wandrie. Absent: Linda Gasper. Also Present: Catherine Getty, Amy Brown, Kevin Roy, and Kristine Selleck.

2. Approval of Agenda:

MOTION by Denton, **SUPPORT** by Rairigh to approve the agenda as printed. **MOTION CARRIED** with 6 yes voice votes.

3. Approval of Minutes:

MOTION by Finkbeiner, **SUPPORT** by Rairigh to approve the February 28, 2022, meeting minutes. **MOTION CARRIED** with 6 yes voice votes.

4. Citizen Comments: Roy asked the board for an update on broadband expansion. Finkbeiner replied that conduit is being put in along Garbow Rd. to Moe Rd. and Roy will be able to get internet service from MEI soon.

5. Public Hearings:

- a. Special Use #154 – Accessory Building – Kevin Roy, 7394 Garbow Road, Parcel #08-14-012-004-40

- i. Applicant Presentation – Kevin Roy stated he would like to build a 40’X45’X14’ pole barn with siding and stone to match the house. He’d like it on the flat spot adjacent to the existing driveway as there is no access to the back because of the steep grade.
- ii. Staff and Site Plan Committee Review – Finkbeiner stated the committee had visited the site and agree it is the only place to locate the pole barn. The neighbor to the west has the same type of location for his barn and the neighbor said he was agreeable to Roy building his barn on the requested location. Denton agreed. Getty reported no calls or inquiries were received regarding the application.

- iii. Public Hearing – No public comments made.

- 1. OPEN: 7:06 pm
- 2. CLOSE: 7:06 pm

- iv. Commission questions and deliberations – None.

MOTION by Finkbeiner, **SUPPORT** by Denton to approve Special Use Permit # 154 - Accessory Building – Kevin Roy, 7394 Garbow Road Parcel # 08-14-012-004-40.

Roll Call Vote: Finkbeiner- Yes, Denton- Yes, Gasper-Absent, Hansson-Yes, Kilgore- Yes, Rairigh-Yes, Wandrie-Yes. **MOTION CARRIED** with 6 yes votes and 1 absent.

b. Special Use #152 / Site Plan #115, Greenhouse, or Nursery Retail Store - Kristine Selleck – Parcel #08-14-014-023-00

- i. Applicant Presentation – Kristine Selleck explained she has been operating Thornapple Floral in the village for 38 years. Because people are ordering online or by phone and plans to sell her current building, she'd like to move her location to the pole barn located next to their home which is more convenient.
- ii. Staff and Site Plan Committee Review – Finkbeiner stated the committee had visited the site and that they already have water and electric supplied to the pole barn and the application fits the ordinance stipulations. Wandrie and Denton agreed. Getty stated that Selleck would work through the sign permit process as needed before constructing one by the road. Finkbeiner said there is plenty of parking space on site. The committee recommends approval; however, permits from PCI and Barry County Health Department will be needed as well.
- iii. Public Hearing – No public comments made.
 1. OPEN: 7:17 pm
 2. CLOSE: 7:17 pm
- iv. Commission questions and deliberations – Rairigh asked if restrooms are required. Getty replied, no. Rairigh asked if there might be events like Creekside. Selleck said she does not plan to have any. Wandrie asked for confirmation there wouldn't be parking on the street or right of way. Getty said there was a lot of parking space by the building.

- **MOTION** by Rairigh, **SUPPORT** by Wandrie to approve Special Use #152 / Site Plan #115, Greenhouse, or Nursery Retail Store - Kristine Selleck – Parcel #08-14-014-023-00 with the recommended conditions as outlined in the site plan committee memo to the Planning Commission (Standards for special use approval in Section 19.3 (1)-(10) and Section 19.41 (a) – (d). Applicant must obtain all necessary permits from the Barry Eaton District Health Department and Professional Code Inspections. Applicant must provide sketch of the location and sign detail prior to sign installation.)

Roll Call Vote: Finkbeiner- Yes, Denton- Yes, Gasper-Absent, Hansson-Yes, Kilgore- Yes, Rairigh-Yes, Wandrie-Yes. **MOTION CARRIED** with 6 yes votes and 1 absent.

6. New Business:

- a. None

7. Unfinished Business:

- a. Zoning Amendment – Self Storage in Commercial Zoning District - Getty included a report detailing what other nearby communities do with self-storage. The village of Middleville allows them by special use permit in the Highway commercial district. Getty also provided photos from Nick Suwyn showing two examples of self-storage units located in other communities in which they've operated. Finkbeiner asked about RV storage outside. Finkbeiner also inquired where the current commercial zones in the

township are located. Getty gave those locations along M-37, but recommended also looking at the future land use map. Getty also suggested reviewing the architectural standards. Getty will schedule a committee meeting to formulate a recommendation to the planning commission.

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, Getty(alt)]

9. Administrator's Report:

- a. Zoning Report – Included in the packet. No comments or questions.

10. Citizen Comments: None

11. Commissioner Comments: Getty stated the developer for the Villa has adjusted the building plan so a variance will not be needed.

12. Adjournment:

- a. **MOTION** by Finkbeiner, **SUPPORT** by Denton to adjourn the meeting at 7:35 pm.
MOTION CARRIED with 6 yes voice votes.

Sandra Rairigh, Secretary

Amy Brown, Recording Secretary

Approved _____