

THORNAPPLE TOWNSHIP PLANNING COMMISSION

Regular Meeting, Monday January 23, 2023

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, Elizabeth Hansson, Linda Gasper, Tom Kilgore, Sandra Rairigh, Bryan Finkbeiner and Craig Wandrie. Also Present: Jeff Sluggett, Todd Boerman, Amy Brown, Danielle & Neil Hoskins, Tim Schutter, Alyssa & Nick Tape, Ivan Head, Bob Scheerhoorn, Jill & Brian Smith, Don DeGroot (Excel Engineering), Linda & Greg Postema, Rebecca Hoskins.

2. Approval of Agenda:

MOTION by Gasper, **SUPPORT** by Rairigh to amend the agenda with the addition of "Election of Officers" and "Committee Assignments" to 6. New Business. **MOTION CARRIED** with 7 yes voice votes.

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

3. Approval of Minutes:

MOTION by Gasper, **SUPPORT** by Rairigh to approve the November 28, 2022, meeting minutes as presented. **MOTION CARRIED** with 7 yes voice votes.

4. Citizen Comments: Bob Scheerhorn asked about the public hearing on outdoor wood furnaces. Kilgore explained that it would be in the February 27 Planning Commission meeting, as the notice had not gone out in time so it could not be held at tonight's meeting as planned.

5. Public Hearings: None.

6. New Business:

- a. Election of Officers:
 - i. Chair – Tom Kilgore
 - ii. Vice Chair – Linda Gasper
 - iii. Secretary – Sandy Rairigh

MOTION by Finkbeiner, **SUPPORT** by Denton to re-elect the same officers for the new year. **MOTION CARRIED** with 7 yes voice votes.

b. Committee Assignments:

- i. Ordinance Committee [Kilgore, Finkbeiner, Rairigh, Gasper (alt)]
- ii. Site Plan Committee [Finkbeiner, Denton, Wandrie, Hansson(alt)]
- iii. Joint Planning Committee [Rairigh, Gasper, Denton, Kilgore,(alt)]

MOTION by Gasper, **SUPPORT** by Rairigh to continue with the same committee assignments. **MOTION CARRIED** with 7 yes voice votes.

7. Unfinished Business:

a. Special Use #159/Site Plan #119 – Busch Drive Concrete Mineral Extraction

Kilgore stated they received some information, but not all they had requested at the November meeting. He had requested some research on the impact on property values in Barry County near various mining operations but not received it yet. Rairigh asked about the status of the applicant seeking an easement.

Boerman explained that there are two property owners, Wenger and Lettinga which could possibly allow for a road directly to Patterson Road to alleviate traffic on Payne Lake Road and Bass Road. The applicant had been asked to pursue an easement and Boerman believes that he has fulfilled that request. Boerman reported that the applicant had said that the Wenger family had verbally agreed to an easement. Boerman also talked to Paul Lettinga who said that he could report to the board that he is working on an agreement with the applicant, but they are working out some details. Lettinga operates Aggregate Industries and may want to restart his mine soon and so he may make a request to the Planning Commission in the near future.

Don DeGroot of Excel Engineering said that James Dykema has gotten a verbal approval from the Wenger family, but that he hadn't heard from Lettinga as to a yes or no. DeGroot said that the equalization report request was made back in November, and that it should have been completed by now. He feels all the requirements have been met and would like to see the commission grant the permit.

Boerman said that the applicant has requested that his escrow not be used for the studies that the Planning Commission had requested at the November meeting. Boerman said he hasn't done a traffic study on the intersection of Payne Lake and Bass Road, nor an environmental study.

Kilgore asked Boerman to provide certain conditions should they grant the special use permit for the next meeting. Boerman agreed to do so. Finkbeiner asked if the maintenance of the gravel road could be included in those conditions.

Sluggett suggested that the Planning Commission request the Barry County Road Commission provide a written letter stating that they will be able to maintain the roads with the additional traffic.

Kilgore requested the following items be received before the next meeting: 1. Conditions 2. Equalization Report – Property Values Research 3. Barry County Road Commission letter regarding maintenance of Payne Lake and Bass Roads 4. Easement Agreement. Kilgore also requested they receive this information at least 10 days prior to the next meeting. Sluggett explained that the application was not applying for crushing in their operation so there would not be a need to have an environmental study because there would not be any silica produced.

MOTION by Finkbeiner, **SUPPORT** by Denton to table Special use #159/Site Plan# 119 – Busch Drive Concrete Mineral Extraction. **MOTION CARRIED** with 7 yes voice votes.

- 8. Committee Reports: None.
- 9. Administrator’s Report:
 - a. Zoning Activity Report
 - b. Code Enforcement Report
- 10. Commissioner Comments: None.
- 11. Adjournment:

MOTION by Gasper, **SUPPORT** by Finkbeiner to adjourn at 7:25 PM **MOTION CARRIED** with 7 yes voice votes.



Sandra Rairigh, Secretary



Amy Brown, Recording Secretary

Approved 2/27/2023

