

THORNAPPLE TOWNSHIP PLANNING COMMISSION

Regular Meeting, May 22, 2023.

1. Call to Order:

- a. The meeting was called to order by Chairperson Tom Kilgore at 7:00 PM at Thornapple Township located at 200 E. Main St. Middleville, MI 49333.
- b. Present: Elaine Denton, Bryan Finkbeiner, Linda Gasper, Tom Kilgore, Sandra Rairigh, and Craig Wandrie. Also Present: Phil Gensterblum, Aly Piotrowski, Eric Schaefer, Brian Butler, Jennifer Carey, Katie & Tom Irons, Phil & Cindy Strickland. Elizabeth Hansson was absent.

2. Approval of Agenda:

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

3. Approval of Minutes:

MOTION by Gasper, **SUPPORT** by Rairigh to approve the March 27, 2023, meeting minutes as presented. **MOTION CARRIED** with 6 yes voice votes.

4. Citizen Comments: Phil Strickland asked if this is the first meeting to be had regarding Eagleview Ct. Kilgore advised that will be the next item. Tom & Katie Irons requested the Planning Commission review the ordinance regarding accessory buildings, specifically the size of attached garages to allow for them to build a larger garage. Brian Butler also requested the ordinance regarding accessory buildings be reviewed and amended to allow for a larger build. Kilgore explained that he will bring this to the attention of the Ordinance Committee for their review.

5. New Business:

- a. Special Use #160/ Site Plan#128 – 3450 Eagleview Ct Ground-Mounted Solar
 - i. Applicant Presentation – Jennifer Carey stated that she would like to install a 821 SQ ft ground mounted solar system, but the normal SQ ft of the unit must be below 600 SQ ft and therefore requests a Special Use Permit. Carey advised that large shrubs have been planted that will eventually block the neighbors' views of the system.
 - ii. Staff and Site Plan Committee Review – Kilgore asked for clarification regarding the map and location of the build. Carey confirmed it is behind the white barn.
 - iii. Public Hearing
 1. OPEN: 7:10 pm
 2. CLOSED: 7:12 pmPublic Comments - Phil and Cindy Strickland stated they live next door, and questions how this will affect property values in the future, but after hearing that Carey has added landscaping that will block the view, he is content.
 - iv. Commission Questions and Deliberation: Rairigh asked if the reason for the Special Use Permit is only due to a matter of some 200 SQ ft. Gensterblum

confirmed that anything over the normal limit of 600 SQ ft must be approved by the Planning Commission and this project is 821 SQ ft. Gensterblum added that all other requirements are met.

- v. Public comment continues – Strickland asked if this is regarding the SQ ft of the easements. Kilgore advised this is for the SQ ft of the solar array - anything over 600ft must be presented to the Planning Commission. Strickland asked what the proposed height of the system will be. Kilgore advised, 12ft 8in from the top to ground. Gensterblum stated the panels are 6ft 2in tall, and will be double stacked at angle, panel height together is 10ft 8 in. Strickland asks if there is anything else he should know regarding the solar system. Carey stated the research she has conducted shows this will add to property value. Gensterblum advised this is the third solar system he had approved since starting with the township.

MOTION by Finkbeiner, **SUPPORT** by Rairigh to approve Special Use #160/ Site Plan#128 – 3450 Eagleview Ct Ground-Mounted Solar

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

6. Unfinished Business: None.

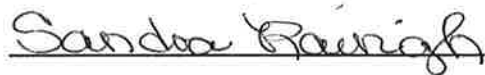
7. Committee Reports: None.

8. Administrator’s Report:

- a. Zoning Audit – None.
- b. Code Enforcement Report – Included in packet. Denton asked if there is an update regarding the trash on Loop Road. Gensterblum stated that he has previously been out to the property, and there is no current update. Gasper requested current active cases be included on future reports. Gensterblum advised of the current active cases.

9. Adjournment:

MOTION by Gasper, **SUPPORT** by Denton to adjourn at 7: 22 PM **MOTION CARRIED** with 6 yes voice votes.



Sandra Rairigh, Secretary



Aly Piotrowski, Recording Secretary

Approved 07.24.2023