

## THORNAPPLE TOWNSHIP PLANNING COMMISSION

Regular Meeting, November 27, 2023

1. Call to Order:

- a. The meeting was called to order by Chairperson Tom Kilgore 7:00 p.m. at Thornapple Township located at 200 E. Main St. Middleville, MI 49333.
- b. Present: Linda Gasper, Tom Kilgore, Sandra Rairigh, Bryan Finkbeiner, Elaine Denton, Liz Hansson, and Craig Wandrie. Also Present: Phil Gensterblum, Cindy Ordway, Todd Boerman, Jon Delger, Cody Mickelsen, Hal Isenhoff, Hank Coleman, Todd Stuive, Danny Van Houten

2. Approval of Agenda:

**MOTION** by Finkbeiner **SUPPORT** by Rairigh to approve the agenda as amended to strike "matters not on agenda" from Item No. 4. Citizen Comments. **MOTION CARRIED** with 7 yes voice votes.

3. Approval of Minutes:

**MOTION** by Hanssen **SUPPORT** by Denton to approve the Minutes from the September 25, 2023, meeting Minutes as presented. **MOTION CARRIED** with 7 yes voice votes.

4. Citizen Comments: None

5. Public Hearings: None.

6. New Business: None.

7. Unfinished Business: Peace Church Expansion Site Plan Review

The Peace Church Traffic Study has been completed and the M-37 Corridor Committee has met and completed their part.

Commission Questions and Deliberation: Todd Stuive with Exxel Engineering shared the following: Front row is the Building Committee from the Church. A few things were done in response to concerns. The neighbor was concerned about headlights. We removed one row of parking. Added a solid white fence along the property line and added landscaping. We have combined the 2<sup>nd</sup> drive with the existing driveway to the house into one driveway. Traffic study has been completed and approved by MDOT. The committee has approved the added driveway. A turn lane has been approved. The health department has approved the addition. The landscape plan has been updated. Excel Engineering has looked at the entirety of the project and they feel they are more than the landscape requirements and Thornapple Township's Ordinance. There are 60 interior trees required, and those are shown. The 6000 square feet of island requirement has been met. Asked for questions.

Todd Boerman shared the following: In 2017 the Planning Commission approved the expansion of additional classroom space. There were a few dimensional issues with that project. The landscape island issue was brought up. The Church indicated that they were planning an expansion and would be coming back with more information. This here is the new larger plan. Some of the items – retention basin- no longer required in this new site plan. One of the drives was not wide enough. That drive is going away. We can discuss landscapes. Replace two parking spaces with the landscape item. Also a requirement was to expand the paved space. We questioned why that needed to be widened. That does meet the typical driveway space. Storm water calculations have been submitted. Barry County Drain rules apply. Water quality requirement needs to be demonstrated to Barry County Health Department. One of the items that I did note was that there is not a clear outlet to a pipe that is being connected to M-37. Seems to be coming out of the road bank and pipe will be replaced. MDOT will require a pipe for storm water drainage. Adjacent residence to the North, the owner was at the last meeting and was concerned about drainage into his yard. I would prefer to see a concrete gutter to protect his yard. I recommend that the Fire Chief review. Also, the Barry Eaton Health Department must approve the plan prior to the Planning Commission approval. Todd Stuve indicated that the letter referred to Roosien as the engineer, but it was Exxel Engineering. Linda Gasper requested a copy of a letter referred to by Boerman. Bryan Finkbeiner questioned the direction of the drainage to/from the retention ponds.

Linda Gasper questioned if any action was to be taken tonight. Do we have an action item on this agenda? Phil Gensterblum indicated that the Church was meeting in response to our information request. Tom Kilgore said that we are still considering site plan approval as it was tabled at the last meeting. Elaine Denton asked about the landscape beds in the parking lot. Are they large enough to support a tree? Todd Stuve indicated that yes, the large trees are on the drawing and will put them in if required. Elaine Denton suggested that large trees be required due to aesthetics and cooling effects. Further discussion of trees took place regarding the location of trees. Bryan Finkbeiner asked if Williams and Works had reviewed. Tom Kilgore indicated that we could approve subject to these conditions. Also could approve subject to Williams and Works review. Linda Gasper questioned the Board's preparedness of taking action. This is a complex project and appreciates the meeting tonight, but feels it's important that Williams and Works takes another look at the project. Bryan Finkbeiner indicated that he is okay with the information provided and the questions. We have already had two engineers look at this and they both reviewed according to our standards. Linda Gasper indicated that the two engineers represent different clients and wants to be sure that what this body is approving of is in line with the township's standards. It's important that Williams and Works review. Sandy Rairigh asked if we can approve, subject to Williams and Works review. Linda Gasper indicated that she feels that the Planning Commission should keep to its longstanding standards. Tom Kilgore disagreed somewhat and indicated the Commission does approve of things subject to conditions. He expressed his confidence in the information Todd Boerman has provided.

**MOTION** by Rairigh **SUPPORT** by Denton to approve the Peace Church Expansion Site Plan, Special Use 168 subject to the comments indicated by Todd Boerman (also in his letter) and subject to approval by Williams and Works.

**Roll Call Vote:** Finkbeiner: no, Denton: yes, Gasper: no, Hansson: yes, Kilgore: yes, Rairigh: yes, Wandrie: yes. **MOTION CARRIED** with 5 yes voice votes and 2 no voice votes.

8. Committee Reports:

- a. Discussion regarding Granger Special Land Use Request.
- b. Requests by Commission should be honored by requestee.
- c. Discussion of Wind and Solar Energy control by the State. Discussed Solar Energy ordinance and how to best align our ordinance to retain as much control as possible at the local level. Also discussed the authority of the State.
- d. Bryan Finkbinder asked what will Williams and Works find? Discussions took place regarding the additional benefit to be received. Many agencies have control of this project.
- e. Gasper discussed the road commission requirements and how the businesses will be impacted when the church parishioners flood the left lane.

9. Administrator's Report:


- a. Zoning- Discussed recent requests.
- b. Code Enforcement Report – Discussed recent code enforcement issues. Kilgore requested an update next meeting regarding the building permit issue.
- c. Commissioner Comments:

10. Adjournment:

**MOTION** by Rairigh, **SUPPORT** by Finkbeiner, to adjourn at 7:58 p.m., **MOTION CARRIED** with 7 yes voice votes.



Sandra Rairigh, Secretary



Cindy Ordway, Recording Secretary

Approved 1-22-24