

**THORNAPPLE TOWNSHIP PLANNING COMMISSION**

**Regular Meeting - Monday, May 22, 2017**

1. **CALL TO ORDER:** The meeting was called to order by Chairperson Sevald at 7:00 p.m. at the Township Hall.

*PRESENT:* Bryan Finkbeiner, Jim French, Elizabeth Hansson, Tom Kilgore, Sandra Rairigh, Mark Sevald and Craig Wandrie.

*ABSENT:* None.

*ALSO PRESENT:* Brian Appel, Courtney Appel, Todd Boerman, Dale Burgess, Curt Campbell, Patty Campbell, Ken Foster, Catherine Getty, Theresa Noffke, Stacy Noffke, Andrew Parsons and Sara VanGrouw.

2. **AGENDA: MOTION** by Kilgore, support by Wandrie to approve the Agenda. **MOTION CARRIED** with seven (7) 'Yes' voice votes.
3. **MINUTES: MOTION** by Rairigh, support by French, to approve the April 24, 2017 Minutes, as amended to include French as being in attendance at the Site Plan meeting for Special Use #133. **MOTION CARRIED** with seven (7) 'Yes' voice votes.
4. **CITIZEN COMMENTS:** None.
5. **PUBLIC HEARINGS:**
- A. Special Use #131** (PPN 08-14-160-053-00, 5575 Creekside Drive) – Revised Location. Site approval to build an accessory building closer to the road than the house.

- i. **Staff Introduction/Site Plan Committee Report:** Getty advised that this Special Use was previously approved; however, the owners are requesting a slight modification of the location.
- ii. **Applicant Presentation:** Owner/Applicant Andrew Parsons spoke to the Board as to reasoning for location change request.

**Sevald opened the Public Hearing at 7:05 p.m.**

- iii. **Public Comments:** Builder Brian Appel stated that the location change would involve less concrete and would be more visually appealing; Ken Foster (a neighbor) agreed that this would be more aesthetically pleasing.

**Sevald closed the Public Hearing at 7:08 p.m.**

- iv. **Commission Questions and Deliberation:** Mark Sevald read additional letters of support from the neighbors.

**MOTION** by Rairigh, support by Wandrie to approve the Special Use #131 Change of Location. **ROLL CALL VOTE:** Finkbeiner – Yes; French – Yes; Hansson – Yes; Kilgore – Yes; Rairigh – Yes; Sevald – Yes; Wandrie – Yes.  
**MOTION CARRIED.**

**B. Private Road (PPN 08-14-017-014-00).**

- i. **Staff Introduction:** Getty stated that the Private Road plan submitted meets the current applicable Zoning Ordinance [Section 21.26(g)]. Engineer Todd Boerman advised that the Road Commission has given their approval, that the road sign will be placed upon completion, that the storm water management will need to be approved by him prior to construction, and that the maintenance agreement for the road will need to be recorded with the Barry County Register of Deeds as a deed restriction.
- ii. **Applicant Presentation:** Sarah VanGrouw presented the plan and informed the Board that all homes on said road would be built in accordance with the relevant ordinances and that said homes will be “upscale” in nature, on fairly large lots. She further stated that it is their intention to place landscape screening on the north border to shield the neighbors’ view.

**Sevald opened the Public Hearing at 7:16 p.m.**

- iii. **Public Comments:** Curt Campbell inquired as to the number of homes planned (Answer: 5); and where the surface water would run to. Theresa Noffke said that she was concerned about traffic and the number of homes, stating that she was not in favor of this private road and development. Stacy Noffke added that she had moved to the country to avoid having homes close by, and was also not in favor of this proposal.

**Sevald closed the Public Hearing at 7:25 p.m.**

- iv. **Commission Questions and Deliberation:** Finkbeiner asked the Engineer if he anticipated any problem with the storm water management, to which Todd Boerman replied that he did not expect any issues and that he would be the one in charge of reviewing/approving the storm water plan.

**MOTION** by French, support by Finkbeiner to approve Private Road #58, contingent upon approval of the storm water management plan by the Engineer, and the deed restriction being filed with the Barry County Register

of Deeds. **ROLL CALL VOTE:** French – Yes; Hansson – Yes; Kilgore – Yes; Rairigh – Yes; Sevald – Yes; Wandrie – Yes; Finkbeiner – Yes. **MOTION CARRIED.**

- 6. **NEW BUSINESS:** None.
- 7. **UNFINISHED BUSINESS:** None.
- 8. **COMMITTEE REPORTS:**
  - A. **Ordinance Committee:** No report.
  - B. **Site Plan Committee:** No report.
  - C. **Joint Planning Committee:** Getty advised that Thornapple Township had amended the agreement with the Village of Middleville to limit the timeframe to an ending date of September 2018 (when the CGAP grant expires), and to limit the amount to be paid by the Township. Will await the Village’s approval of this amendment.
- 9. **ADMINISTRATOR’S REPORT:** Getty handed out a flyer for an upcoming seminar to be held in Grand Rapids on June 23, 2017, regarding “Land Use: Defining Your Township’s Future”, and requested that anyone interested in attending contact her as soon as possible. She indicated that this should be a very valuable conference and encouraged attendance.
- 10. **COMMISSIONER COMMENTS:** Rairigh indicated that the new State MMFLA (Michigan Medical Marijuana Facilities Licensing Act) will be going into effect as of December 2017. She advised that several area Township Executive Boards are looking for recommendations from their Planning and Zoning Commissions. Since this is an extremely controversial law, she encouraged everyone to become educated on this issue at every opportunity.
- 11, **ADJOURNMENT:** **MOTION** by Kilgore, support by French to adjourn. **MOTION APPROVED** by unanimous voice vote. Meeting adjourned at 7:37 p.m.

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Sandra Rairigh, Secretary

Approved: \_\_\_\_\_