

## THORNAPPLE TOWNSHIP PLANNING COMMISSION

### Regular Meeting, Monday, April 24, 2017

1. The meeting was called to order by Chairperson Sevald at 7:00 p.m. at the Township Hall.
2. Present: Sandra Rairigh, Jim French, Tom Kilgore, Mark Sevald, Craig Wandrie and Elizabeth Hansson. Absent: Bryan Finkbeiner. Also present: Catherine Getty, Stephanie Skidmore, James Bluhm, Rob Dykstra, and Maynard Flickema.
3. **MOTION** by French, support by Wandrie to approve the Agenda. **MOTION CARRIED** with 6 yes voice votes.
4. **MOTION** by Rairigh, support by Kilgore to approve the February 27, 2017 Minutes. **MOTION CARRIED** with 6 yes voice votes.
5. Citizen Comments: None.
6. Public Hearings:
  - A. Special Use #133 (Parcel #08-14-017-015-10, 5081 Cherry Valley Road) Major Home Occupation to operate a plumbing business.
    - i. Staff Introduction/Site Plan Committee Report: Getty provided an overview of the Site Plan Committee Report and Special Use #133 application. Getty indicated that Mr. Bluhm's sons no longer live in the home, however, still work for his plumbing business. Due to this change of his sons' residences, it necessitates that Mr. Bluhm's business be reclassified from Minor Home Occupation Permit to a Major Home Occupation Permit. Getty stated that Wandrie, Enforcement Officer Ford, French, Finkbeiner and herself visited 5081 Cherry Valley Road and found numerous items that need to be removed from the property and an old/collapsing barn that needs to be demolished. Sevald inquired whether there were two different timetables related to this Special Use Permit. Getty indicated that the Committee recommends the approval of the Special Use Permit and stated that Mr. Bluhm has until September 1, 2017 to adhere to the code violations. French stated that if the conditions of the code violations are not met by the required date then the matter becomes a code enforcement issue.
    - ii. Applicant Presentation: Mr. Bluhm provided a historical overview of his business and the need for a change in permit status.

#### **Sevald opened the Public Hearing 7:08 p.m.**

- iii. Public Comments: Rob Dykstra cautioned the Commission from utilizing the term "junk" in relation to the items in question on Mr. Bluhm's

property. He stated that Mr. Bluhm owns the land and that he is a citizen of Barry County. If Mr. Bluhm mows his yard and takes care of it, people should not judge him. Maynard Flickema stated that he has no problems with the condition of Mr. Bluhm's yard. Sevald stated that he would like to divorce the Major Home Occupation Permit from the Code Enforcement Issues. Within the Site Plan Committee Report, Sevald stated that 3a. and 3b. should be separate from 3c. Getty stated that if Mr. Bluhm expands his business from just employing his two sons, he would need to apply for a commercial permit. Sevald stated that the limitations of the permit is an attempt to fit this business into the residential use map. Getty stated that Mr. Bluhm is proposing to install a screen fence to block the scrap storage from view. Mr. Bluhm stated that he would like to hire additional individuals to work at his business and inquired whether this was possible under this permit. Sevald stated that with hiring of additional individuals, it becomes less of a home based business and more of a commercial business. Sevald indicated that the Site Plan Committee allowed Mr. Bluhm to have two employees rather than one. Mr. Sevald stated that if Mr. Bluhm would like to hire additional employees, he should move to a commercial location.

**Sevald closed the Public Hearing at 7:45 p.m.**

- iv. Commission questions and deliberation: **MOTION** by French, support by Wandrie to approve Special Use #133 application with Site Plan Committee recommendations with items 3a. and 3b. removed. Roll Call Vote: Sevald, Yes; French, Yes; Finkbeiner, Absent; Hansson, Yes; Kilgore, Yes; Rairigh, Yes; Wandrie, Yes. **MOTION CARRIED.**
7. New Business: Termination of Special Land Uses – Getty reported that Don Ford has been contacting Special Land Uses owners and indicated that the following Special Land Use permits can be terminated since the businesses are no longer operational: SU#30; SU#60; SU#102; SU#103; SU#120; MH096-03; MH096-09; MH096-10; MH010-04; MH096-01; MH097-06; SU#100; SU#76; MHO06-02; MHO07-01; MHO97-01 and MHO98-01. **MOTION** by Kilgore, support by Wandrie to approve the termination of Special Land Use Permits : SU#30; SU#60; SU#103; SU#120; MH096-03; MH096-09; MH096-10; MH010-04; MH096-01; MH097-06; SU#76; MHO06-02; MHO07-01; MHO07-01 and MHO98-01. SU 100 is not included in this MOTION. Roll Call Vote: Sevald, Yes; French, Yes; Finkbeiner, Absent; Hansson, Yes; Kilgore, Yes; Rairigh, Yes; Wandrie, Yes. **MOTION CARRIED.**
8. Unfinished Business: None.

9. Committee Reports:

- A. **Ordinance Committee** – No report.
- B. **Site Plan Committee** – Report presented within the Public Hearing.
- C. **Joint Planning Committee** – Getty reported on the activities of the Joint Planning Committee and indicated that the Township Trustees expressed concerns as to the direction of the Joint Planning Committee during the April 10, 2017 board meeting. The May meeting of the Joint Planning Committee has been cancelled until the Township Trustees are comfortable moving forward with this process.

10. **Administrator’s Report:**

- A. Zoning Activity Report: Report included in meeting packet.
- B. Enforcement Report – March: Report included in meeting packet.

11. **Commissioner Comments:** None.

12. **Adjournment: MOTION** by Kilgore, support by Rairigh to adjourn the meeting at 8:09 p.m. **MOTION CARRIED** with 6 yes voice votes.

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*Sandra Rairigh, Secretary*

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*Stephanie Skidmore, Recording Secretary*

Approved \_\_\_\_\_