

THORNAPPLE TOWNSHIP PLANNING COMMISSION

Regular Meeting, Monday, October 22, 2018

1. The meeting was called to order by Chairperson Kilgore at 7:00 p.m. at the Township Hall.
2. Present: Bryan Finkbeiner, Jim French, Linda Gasper, Elizabeth Hansson, Tom Kilgore, and Sandra Rairigh. Absent: Craig Wandrie (excused). Also present: Catherine Getty, Stephanie Skidmore, and Tim Schutter.
3. **MOTION** by Gasper, support by Finkbeiner to approve the Agenda. **MOTION CARRIED** with 6 yes voice votes.
4. **MOTION** by Rairigh, support by Gasper to approve the July 23, 2018 Minutes as printed. **MOTION CARRIED** with 6 yes voice votes.
5. Citizen Comments: None.
6. Public Hearings:
 - A. Special Use #140 – Accessory Building closer to road than the house, 7065 Oak Creek Drive/Parcel #08-14-002-014-10.
 - i. Applicant Presentation: Mr. Schutter explained the need to build the proposed accessory building in the location that would cause it to be closer to the road than the house. Applicant indicated that he will not be utilizing a custom color for the accessory building but was planning to utilize a slate blue color. In addition, he is trying to maintain as much foliage as possible along the property line with his neighbor. Further, he will be removing the existing little building that is located on his property. Rairigh inquired what is directly across the street from the proposed location for the accessory building. Applicant stated that there is a wooded area directly across the street from the accessory building.
 - ii. Staff Introduction/Site Plan Committee Report: Getty stated that the applicant would like to build a 30'X40' detached accessory building closer to the road than the house at 7065 Oak Creek Drive. This lot has frontage on the cul-de-sac of Oak Creek Drive, a private road located off Parmalee Road east of Whitneyville Road. The right-of-way from the cul-de-sac widens on the northeast corner of the parcel. The applicant is proposing to build a 30'X40' accessory building between his house and the north property line. The building would be placed a few feet behind the front line of the home but still closer to the cul-de-sac right of way (40') than the house is from the private road right of way (56'). The applicant has plans to use metal siding to match the color of the vinyl siding of the house. Getty did state that she did receive email questions from an

adjacent neighbor. The neighbor was satisfied with Getty's responses and had no further concerns. Getty stated that the applicant has already obtained approval from the Barry County Health Department.

Kilgore opened the Public Hearing 7:12 p.m.

iii. Public Comments: None.

Kilgore closed the Public Hearing at 7:12 p.m.

Commission questions and deliberation: **MOTION** by Gasper, support by Rairigh to approve Special Use #140 – Accessory Building closer to road than the house, 7065 Oak Creek Drive/Parcel #08-14-002-014-10. Finkbeiner did state that the committee did review the site and agrees that the proposed location is the correct spot for the accessory building. Finkbeiner further stated that to move the accessory building farther back from the road, the applicant would need to remove mature trees. French felt that it was appropriate to approve the Special Use permit, so the applicant did not need to remove mature trees or bring in fill. Rairigh inquired why the accessory building could not be built on the south side of the house. The applicant stated that the property's hill on the south side of the property and the drainage dropoff for the road would prohibit building on the south side of the property. Roll Call Vote: Gasper, Yes; French, Yes; Finkbeiner, Yes; Hansson, Yes; Kilgore, Yes; Rairigh, Yes; Wandrie, absent.
MOTION CARRIED.

7. New Business:

A. 2018 Mining Inspections – Getty stated that Boerman has been working with Aggregate Industries since it was discovered that one of its berms was compromised. Boerman stated that Aggregate Industries indicated it will be corrected. Finkbeiner stated that an existing lake on this property is also producing sand instead of gravel. He inquired whether Aggregate Industries will continue to develop the proposed lake. Getty stated that Aggregate Industries indicated that it will continue to develop the proposed lake regardless of the minerals mined.

8. Unfinished Business: None.

9. Committee Reports:

A. **Ordinance Committee** – Getty stated that the Ordinance Committee has met a couple of times to discuss a possible solar ordinance. During these meetings, the committee looked at sample ordinances from the MTA and an attorney. Rairigh recently went to a conference focusing on solar ordinances and will distribute to the Planning Commission materials obtained from the conference. Getty will

also reach out to other Townships who have already implemented solar ordinances and for any best practices those Townships may have obtained.

- B. **Site Plan Committee** – No report.
- C. **Joint Planning Committee** – Getty stated that an overview of the proposed utility extension plan was presented to the Trustee and that the Village of Middleville is not actively looking for properties to acquire and is strictly property owner driven. Getty provided an overview of the flowchart that depicts this process and the flowchart is included within the meeting packet. The JPA will go back and review the future land use map and determine if changes can be made to create a more user-friendly map for residents.

10. Administrator’s Report:

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

11. Commissioner Comments: None.

12. Adjournment: MOTION by Gasper, support by Finkbeiner to adjourn the meeting at 7:43 p.m. **MOTION CARRIED** with 6 yes voice votes.

Sandra Rairigh, Secretary

Stephanie Skidmore, Recording Secretary

Approved 2/25/2019