

## THORNAPPLE TOWNSHIP PLANNING COMMISSION

### Regular Meeting, Monday, March 26, 2018

1. The meeting was called to order by Vice Chairperson Kilgore at 7:00 p.m. at the Township Hall.
2. Present: Sandra Rairigh, Linda Gasper, Bryan Finkbeiner, Jim French, Tom Kilgore, Elizabeth Hansson and Craig Wandrie. Also present: Catherine Getty, Stephanie Skidmore, Cynthia Oppenhuizen, Nick Suwyn, Doug Truer, Judy Truer, Tom Otto, Nick Otto, Brian Eggers, Jessica Eggers, Tom Haner, Carol Haner, Jerry Saukas, Michelle Saukas, and Nate Otto.
3. **MOTION** by Rairigh, support by Finkbeiner to approve the Agenda. **MOTION CARRIED** with 7 yes voice votes.
4. **MOTION** by Rairigh, support by Gasper to approve the February 26, 2018 Minutes as distributed on March 26, 2018. **MOTION CARRIED** with 7 yes voice votes.
5. Citizen Comments: None.
6. Election of Vice Chairperson
  - A. Due to the resignation of Mark Sevald from the Planning Commission, current Vice Chairperson Tom Kilgore is appointed as Chairperson to fulfill Sevald's unexpired term.
  - B. Vice Chairperson Nomination: **MOTION** by Rairigh, support by Wandrie to appoint Linda Gasper as Vice Chairperson due to Ms. Gasper's past experience with the Planning Commission. **MOTION CARRIED** with 7 yes voice votes.
7. Public Hearings:
  - A. Special Use #136/Eggers, Brian and Jessica, 12099 Olivia Drive, Parcel 08-14-175-015-00:
    - i. Applicant Presentation: J. Eggers provided a brief overview of the proposed accessory building.
    - ii. Staff Introduction/Site Plan Committee Report: Getty provided an overview of the Special Use #136 application and indicated that the applicants would like to build a 40'x24' detached garage next to their existing dwelling. This location is 11' closer to the road than the house. The applicants have designed the detached garage's exterior to match the existing house color as close as possible.
    - iii. Public Comments: Kilgore opened the Public Hearing at 7:07 p.m. No public comment. Kilgore closed the Public Hearing at 7:07 p.m.
    - iv. Commission questions and deliberation: **MOTION** by Gasper, support by French to approve Special Use #136, Eggers, Brian and Jessica, 12099

Olivia Drive (Parcel 08-14-175-015-00) provided the following condition is met:

1. A stone knee-wall accent be added to the front of the pole building to match the stone on the front of the house. Roll Call Vote: Gasper, Yes; French, Yes; Finkbeiner, Yes; Hansson, Yes; Kilgore, Yes; Rairigh, Yes; Wandrie, Yes. **MOTION CARRIED.**

- B. Petition to Rezone #45: "A" to "AR"/PP #08-14-024-001-00/Robertson Road
- i. Staff Introduction: Getty stated that the applicant is requesting to rezone the subject parcel from "A" Agriculture to "AR" Agriculture Residential. The parcel contains 75 acres and is currently partially farmed on the east portion of the parcel. The request to rezone the property is consistent with the Township's Master Plan and Future Land Use map for this parcel.
  - ii. Applicant Presentation: Applicant stated that he is looking to rezone his parcel from "A" Agriculture to "AR" Agriculture Residential. He further indicated that this parcel is not considered prime farm land and not a priority for farm preservation. Applicant stated that he is not looking for a "huge" residential development to be built on the property but is requesting a more appropriate zoning for the parcel.
  - iii. Public Comments: **Kilgore opened the Public Hearing at 7:14 p.m.** Oppenhuizen stated that Robertson Road is not a well built road and can't imagine a development being built off that road. She stated that it is very dusty and would hate to see construction equipment going up and down that road due to its condition. T. Otto inquired how the property was going to be divided. Applicant stated that he is uncertain at this time how the property will be divided. T. Otto asked whether a fence would be built around it. Applicant stated a fence would not be built. Oppenhuizen inquired how long the applicant has owned the property. Applicant stated that he has owned the property for six months. D. Truer stated that he has lived across the road for 18 years and expressed concerned with a possible development. He stated that it would be a shame to see it developed and that Robertson Road cannot handle the additional traffic. An inquiry was made as to the remaining divisions on that property. Getty stated that nine divisions are remaining which would equal 10 parcels on the property if it went through proper land division. Getty further stated that the parcel would not lend itself to a high density development. Applicant reiterated that he has no plans for a high density development. J. Saukas expressed concern about the road

and that it does not need additional traffic. **Kilgore closed the Public Hearing at 7:26 p.m.**

- iv. Commission Questions and Deliberation: Getty stated that the applicant did contact the Township prior to purchasing the property and performed proper due diligence. Rairigh asked how much of the property is being farmed. Applicant stated that the 1<sup>st</sup> 35 acres are being farmed.
- v. Recommendation to Township Board of Trustees: **MOTION** by French, support by Gasper to recommend to the Township Board of Trustees approval of the petition to rezone #45 from “A” Agriculture to “AR” Agricultural Residential/PP #08-14-024-001-00/Robertson Road since it is consistent with the Master Plan. Roll Call Vote: Gasper, Yes; French, Yes; Finkbeiner, Yes; Hansson, Yes; Kilgore, Yes; Rairigh, Yes; Wandrie, Yes. **MOTION CARRIED.**

#### C. Zoning Amendments

- i. Staff Introduction: Getty provided a brief overview of the proposed zoning amendments.
- ii. Public Comments: **Kilgore opened the Public Hearing at 7:35 p.m.** No public comments. **Kilgore closed the Public Hearing at 7:35 p.m.**
- iii. Commission deliberation: None.
- iv. Recommendation to Township Board of Trustees
  - 1. **MOTION** by Finkbeiner, support by Gasper to recommend to the Township Board of Trustees adoption of a Zoning Ordinance amendment to Accessory Dwelling – Zoning District and Special Use, specifically allowing for accessory dwellings for use by immediate family members requiring special care as a special use in the A, AR, and RR Zoning Districts. Roll Call Vote: Gasper, Yes; French, Yes; Finkbeiner, Yes; Hansson, Yes; Kilgore, Yes; Rairigh, Yes; Wandrie, Yes. **MOTION CARRIED.**
  - 2. **MOTION** by French, support by Rairigh to recommend to the Township Board of Trustees adoption of a Zoning Ordinance amendment to Waterfront Setback Requirements, specifically removal of 21.4(b) and use Section 14.5 to regulate setbacks (50’). Roll Call Vote: Gasper, Yes; French, Yes; Finkbeiner, Yes; Hansson, Yes; Kilgore, Yes; Rairigh, Yes; Wandrie, Yes. **MOTION CARRIED.**
  - 3. **MOTION** by Gasper, support by Finkbeiner to recommend to the Township Board of Trustees adoption of an Zoning Ordinance amendment to attached garages exceeding 75% of the useable main floor of a dwelling, specifically attached garages would be

permitted to exceed 75% of the usable main floor square footage if parcel is 5 acres or larger in the A, AR, RR and RE Zoning Districts – Sec. 21.2 and 21.3. Roll Call Vote: Gasper, Yes; French, Yes; Finkbeiner, Yes; Hansson, Yes; Kilgore, Yes; Rairigh, No; Wandrie, Yes. **MOTION CARRIED.**

4. **MOTION** by Rairigh, support by Wandrie to recommend to the Township Board of Trustees adoption of a Zoning Ordinance amendment to Private Road Standards, specifically allowance for one (1) parcel to be created with the establishment of an easement meeting the required frontage on the easement and providing a driveway to meet minimum standards for safe emergency service access. Roll Call Vote: Gasper, Yes; French, Yes; Finkbeiner, Yes; Hansson, Yes; Kilgore, Yes; Rairigh, Yes; Wandrie, Yes. **MOTION CARRIED.**
5. **MOTION** by Finkbeiner, support by Wandrie to recommend to the Township Board of Trustees adoption of a Zoning Ordinance amendment to the Common Open Space Residential Development, specifically, to clarify standards required for open space residential development and to ensure consistency with the Township's private road standards. Roll Call Vote: Gasper, Yes; French, Yes; Finkbeiner, Yes; Hansson, Yes; Kilgore, Yes; Rairigh, Yes; Wandrie, Yes. **MOTION CARRIED.**

8. New Business: None.

9. Unfinished Business: None.

10. Committee Reports:

- A. Chairperson Kilgore made the following committee appointments: Ordinance Committee will be Finkbeiner, Rairigh, Kilgore, Gasper (ALT); Site Plan Committee will be Finkbeiner, French, Wandrie, Hansson (ALT); and Joint Planning Committee will be Getty, Gasper, Rairigh, French, Kilgore (ALT).
- B. **Ordinance Committee:** No report.
- C. **Site Plan Committee** – No report.
- D. **Joint Planning Committee** – No report.

11. **Administrator's Report:**

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

12. **Commissioner Comments:** Rairigh inquired as to the date of M. Sevald's appreciation reception. Getty stated that it will be held on April 12<sup>th</sup> from 6:15-6:45 p.m. before the

Trustee's Board Meeting and that all past and present Planning Commissioners are invited to attend.

13. **Adjournment: MOTION** by Gasper, support by Finkbeiner to adjourn the meeting at 7:45 p.m. **MOTION CARRIED** with 7 yes voice votes.

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*Sandra Rairigh, Secretary*

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*Stephanie Skidmore, Recording Secretary*

Approved 4/30/2018