

## THORNAPPLE TOWNSHIP PLANNING COMMISSION

### Regular Meeting, Monday, June 24, 2019

1. The meeting was called to order by Vice Chairperson Gasper at 7:00 p.m. at the Township Hall.
2. Present: Bryan Finkbeiner, Jim French, Linda Gasper, Elizabeth Hansson, Sandra Rairigh and Craig Wandrie. Absent: Tom Kilgore (excused) Also present: Marc Clark, Catherine Getty, Stephanie Skidmore and Dan Wedge.
3. **MOTION** by Finkbeiner, support by Rairigh to approve the Agenda, as printed. **MOTION CARRIED** with 6 yes voice votes.
4. **MOTION** by Finkbeiner, support by Rairigh to approve the May 20, 2019 Minutes as written. **MOTION CARRIED** with 6 yes voice votes.
5. Citizen Comments: None.
6. New Business:
  - i. **Special Use #132 – Mineral Extraction Renewal, Top Grade Aggregates:**  
Staff Introduction: Boerman stated that no changes have occurred at the site since the last application and he would like to see a listing of what materials have been mined. Veltema is in the process of obtaining this listing for Boerman. Boerman stated that the reclamation process has been slow; Top Grade Aggregates are in the process of bringing in clay materials and has a long-term plan for reclamation. Boerman stated that the site looked very clean. In addition, Boerman expressed concern with condition #7 and stated that Top Grade is allowed to mine below elevation of 810' but has been slow to bring materials in to bring the elevation back to 810'. Boerman would like the performance bond to remain to ensure adequate protection for the township.
  - ii. Site Plan committee report: The Site Plan Committee (Wandrie and Hansson), Todd Boerman and Catherine Getty visited the site on June 11<sup>th</sup> and met with Ross Veltema of Top Grade Aggregates. The committee discussed the progress of the current mining activities and reclamation efforts. Todd Boerman prepared a report from the meeting which addresses the concerns, conditions of approval and topics discussed at the site visit.
  - iii. Applicant Presentation: Mr. Clark stated that not many changes have occurred at the Patterson Site since the last application approval.

### **Gasper opened the Public Hearing 7:12 p.m.**

- iv. Public Comments: None.

**Gasper closed the Public Hearing at 7:12 p.m.**

- v. Commission questions and deliberation: **MOTION** by French, support by Wandrie to approve the Special Use #132 - Mineral Extraction Renewal, Top Grade Aggregates with conditions 1-18 as amended. Rairigh inquired whether the Commission could receive a new site plan. Clark stated that it is being developed and it should be submitted to the Township within 30 days. Gasper expressed concern that the fence to the property is being left open afterhours and on weekends. Clark stated that it is difficult to have the fence remain locked due to the fact that five properties utilize that entrance. Getty suggested that a series of locks be utilized to help determine which property owner is leaving the fence opened and unsecured. The board members would like Condition 3 to read 'Entrance gate off of Patterson Road must remained locked at all times when not in use and must provide solution to ensure gate is locked within 30 days'. Condition 18 will read 'Provide updated site plan with updated contours within 30 days for administrative review'. Roll Call Vote: Gasper, Yes; French, Yes; Finkbeiner, Yes; Hansson, Yes; Kilgore, Absent; Rairigh, Yes; Wandrie, Yes. **MOTION CARRIED.**

**B. Ordinance Amendments – Solar energy collectors, pool covers, rv parking, and outdoor wood burning furnaces.**

- i. Staff Introduction: Getty stated that Jeff Sluggett has reviewed the proposed solar ordinance amendments and suggested that the threshold of 5,000 square feet for administrative review was too high (Section 21.3(c)). After discussion with Rairigh, it was determined to reduce the threshold to 600 square feet for administrative review since that amount of solar panels would provide enough electricity to a 3,000 square foot home. In addition, Sluggett suggested adding the following language to the insurance section (21.3 (l)(2): "The Township shall be identified as an additional insured on any such policy and the policy shall further provide that it may not be cancelled, revoked, or modified without first providing the Township with a minimum of 30 days written notice."

**Gasper opened the Public Hearing 7:44 p.m.**

- ii. Public Comments:
  - 1. None.

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

- iii. Commission questions and deliberation: **MOTION** by Rairigh, support by Finkbeiner to approve the presented ordinance amendments with the

amended sentence reading: Recreational vehicles, as defined in this Ordinance, shall not be stored in a required front yard setback in all Residential Zoning Districts within Section 21.18 and addition of Jeff Sluggett's comments into the Solar Ordinance Amendments. Gasper inquired as to the process for adoption of these proposed ordinance amendments at the Township Board level. Getty stated that it's the Township Board's decision whether to hold an additional public hearing on these ordinance amendments. Hansson inquired whether the Township has received any complaints regarding wood stoves. Getty stated that only one complaint has been received regarding a wood stove. Hansson expressed concerns whether the minimum lot size for an Outdoor Wood Furnace should actually be 2 acres rather than 3 acres outside of a rural residential development.

Roll Call Vote: Gasper, Yes; French, Yes; Finkbeiner, Yes; Hansson, Yes; Kilgore, absent; Rairigh, Yes; Wandrie, Yes. **MOTION CARRIED.**

7. Unfinished Business: None.
8. Committee Reports:
  - A. Ordinance Committee – None.
  - B. Site Plan Committee – None.
  - C. Joint Planning Committee – None.
9. **Administrator's Report:**
  - A. Zoning Activity Report: Report included in meeting packet. Getty provided a high-level summary of the year to date zoning permit numbers which included 15 new dwellings.
  - B. Enforcement Report: Report included in meeting packet. Gasper inquired whether the enforcement issues that have been open for over six months should be closed. Getty stated that with code enforcement, it is appropriate to take a measured patience approach. Getty stated that Williams is close to resolving a number of issues.
10. **Commissioner Comments:** Hansson inquired whether it was possible to exempt out parcels that are surrounded by farm land in the potential outdoor furnaces ordinance. Hansson will draft her comments in a letter to the Township Board for consideration.
11. **Adjournment: MOTION** by Gasper, support by Finkbeiner to adjourn the meeting at 7:58 p.m. **MOTION CARRIED** with 6 yes voice votes.
12. Vice Chairperson Gasper adjourned the meeting at 7:58 p.m.

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*Sandra Rairigh, Secretary*

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*Stephanie Skidmore, Recording Secretary*

Approved 8/26/2019