



**THORNAPPLE TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Monday, April 26, 2021
7:00 P.M.**

NOTE LOCATION:

**Thornapple Township Emergency Services (TTES) Building
128 High Street, Middleville, MI**

1. **Call to Order** (7:00 P.M.)
2. **Approval of agenda:** [*changes/approval*]
3. **Approval of Minutes** January 25, 202
4. **Citizen Comments:** [*matters not on agenda*]
5. **Public Hearings¹:**
 - a. Special Use #148 – Accessory Building Closer to the road than the house
 - i. *Applicant Presentation*
 - ii. *Staff Introduction – Getty*
 - iii. *Public Comments*
 - iv. *Commission questions and deliberation*
6. **New Business:**
 - a. Village of Middleville Master Plan update
 - b. Rutland Township FLU map amendment
7. **Unfinished Business:**
 - a. None
8. **Committee Reports:**
 - a. Ordinance Committee – [*Kilgore, Finkbeiner, Rairigh, Gasper(alt)*]
 - b. Site Plan Committee – [*Finkbeiner, Denton, Wandrie, Hansson(alt)*]
 - c. Joint Planning Committee - [*Rairigh, Gasper, Denton, Kilgore (alt), Getty(staff)*]
9. **Administrator's Report**
 - a. Zoning Report
 - b. Code Enforcement Report
10. **Citizen Comment**
11. **Commissioner Comments**
12. **Adjournment**

THORNAPPLE TOWNSHIP PLANNING COMMISSION

Regular Meeting, Monday, January 25, 2021

1. Call to Order:

- a. The meeting was called to order by Chairperson Tom Kilgore at 7:00 p.m. via telephone conference.
- b. Present: Elaine Denton, Bryan Finkbeiner, Linda Gasper, Elizabeth Hansson, Tom Kilgore, Sandra Rairigh and Craig Wandrie. Also Present: Catherine Getty, Eric Schaefer and Amy Brown

2. Approval of Agenda:

MOTION by Gasper, **SUPPORT** by Rairigh to approve the Agenda, as printed. **MOTION CARRIED** with 7 yes voice votes.

3. Approval of Minutes:

MOTION by Denton, **SUPPORT** by Finkbeiner to approve the October 26, 2020 Minutes. **MOTION CARRIED** with 7 yes voice votes.

4. Citizen Comments: None

5. Election of Officers: (Chairperson – Tom Kilgore, Vice Chairperson – Linda Gasper, Secretary – Sandy Rairigh)

MOTION by Gasper, **SUPPORT** by Denton to retain the current slate of officers for another year of service. **MOTION CARRIED** with 7 yes voice votes.

6. Public Hearings: None.

7. New Business:

- a. 2020 Annual Report – Getty highlighted the two major accomplishments of the Commission in 2020 being the Zoning Ordinance Amendments to allow for special event venues and continued work on the update to the Master Plan. Getty then reviewed the Planning and Zoning activities from 2010 through 2020.

8. Unfinished Business: None.

9. Committee Reports: None

- a. Ordinance Committee [Kilgore, Finkbeiner, Rairigh, Gasper (alt)]
- b. Site Plan Committee [Denton, Finkbeiner, Wandrie, Hansson(alt)]

c. Joint Planning Committee [Denton, Gasper, Rairigh, Kilgore, Getty(alt)] – Getty stated there are two items. NTA has met requirements on annexation into the village and TK Schools is going to build an Early Childhood Learning Center.

10. Administrator’s Report:

a. See Annual Report.

b. Code Enforcement Report – Provided in the Planning Committee packet. Kilgore commented that zero court appearances is very good news.

11. Citizen Comment:

12. Commissioner Comments: Gasper – Looking forward to seeing everyone in person. Denton – Completed her first year on the Planning Commission and is thankful to be part of it. Kilgore – Wondering about discussing single family dwellings but prefers to wait for an in person meeting rather than zoom. Rairigh – Agrees.

13. Adjournment:

MOTION by Gasper, **SUPPORT** by Wandrie to adjourn the meeting at 7:16 pm.

MOTION CARRIED with 7 Yes voice votes.

Sandra Rairigh, Secretary

Amy Brown, Recording Secretary

Approved _____

TOWNSHIP *of* THORNAPPLE

200 E. Main St. ♦ PO Box 459 ♦ Middleville, Mich. 49333 ♦ Fax 269-795-8812 ♦ 269-795-7202
e-mail: cgetty@thornapple-twp.org www.thornapple-twp.org

Catherine Getty, Zoning Administrator

April 21, 2021

MEMORANDUM

TO: Thornapple Township Planning Commission

FROM: Catherine Getty, Zoning Administrator

RE: SU # 148– Accessory Building Location in the RR Zoning District
6500 Riverside Drive, 08-14-010-002-85

BACKGROUND:

Applicants, Justin and Liz Leep, request to build a 30'x44' detached accessory building closer to the road than their house at 6500 Riverside Drive, Middleville. *[Exhibit 1 - Special Use Application]*. The parcel is located in the RR Zoning District which requires a special use approval to build an accessory building closer to the road than the house. *[Exhibit 2 - Aerial location]*.

REQUEST DEFINED:

The Leep's parcel is located on a ridge above the Thornapple River. The applicant would like to build the 30'x44' accessory building parallel to Riverside Drive and will be located 42' from the edge of the private road easement. The house (attached garage) is approximately 127' from the edge of the easement.

The Leep's propose to match the vinyl siding as closely as possible to the house siding with windows on the north and west sides and a lean-to porch facing the road. The proposed design of the accessory building is to match the existing house as much as possible.

COMMITTEE RECOMMENDATION:

The Site Plan Committee was not able to visit the site prior to the meeting. I suggest that each of the commissioners drive by the subject parcel if you are interested in seeing the parcel prior to the meeting.

EXHIBIT 1
SPECIAL USE #148
APPLICATION



APPLICATION SPECIAL USE – Accessory Building in RR District

Thornapple Township, 200 E. Main St., Middleville, MI 49333
Phone: 269-795-7202 Fax: 269-795-8812
Email: zoning-administrator@thornapple-twp.org

Case # SU- 148
Hearing Date 4-26-21
Fee: \$250

PROPERTY INFORMATION

Property Address: 6500 Riverside Lane
Parcel ID Number: 14-010-002-85 Zoning District RR Wetlands Present? Y or N
Parcel Size Frontage: 520 feet Depth: 1813 feet Area: 13.1 Acres or square feet
Current Use of Property [Describe] Residential
Describe Proposed Special Land Use: Pole Barn closer to road than house

Section of Zoning Ordinance Allowing Special Land Use: _____

Provide a land survey and/or legal description of the subject property on a page attached to this petition

APPLICANT INFORMATION

1. Applicant

Identify the person or entity making this petition:

Name: Justin Leep Cell Phone 616-893-1403
Mailing Address: 6500 Riverside Lane Telephone _____
City Middleville State MI Zip 49333 FAX _____
E-Mail lizadamski13@gmail.com

2. Applicant Interest

The applicant must have a legal interest in the subject property, please check one below:

Property Owner Building Contractor

3. Property Owner Check here if applicant is also property owner

Identify person or entity that owns the subject property:

Name: _____ Cell Phone _____
Mailing Address: _____ Telephone _____
City _____ State _____ Zip _____ Fax _____
E-Mail _____

REQUIRED PETITION – WRITTEN ATTACHMENTS

- ✓ Provide narrative to explain need for the proposed Special Land Use
- ✓ Provide narrative addressing Section 21.3(e)(2). (Accessory building is compatible to the dwelling on the property and dwellings in the area in respect to exterior colors, materials, roof pitch, window coverage, landscaping and other features of the structure and site.)
- ✓ Site sketch showing lot lines, all structures on property and their distances from lot lines

REQUEST & AFFIDAVIT

The applicant must read the following statement carefully and sign below:

The undersigned requests Thornapple Township review this petition and companion documents as provided in the zoning ordinance now in effect. The applicant further affirms and acknowledges the following:

- ✓ That the petitioner has a legal interest in the property described in this petition, and
- ✓ The answers and statements contained in this petition and attachment are in all respects true and correct to the best of my knowledge, and
- ✓ The petitioner offers the conditions set forth herein on its own volition and completely voluntary.
- ✓ The approval of this petition does not relieve the undersigned from compliance with all other provisions of the Zoning Ordinance or other applicable codes and ordinances and does not constitute granting of a variance, and
- ✓ The undersigned hereby grants Thornapple Township staff and Planning Commission member the right to access the subject property for the sole purpose of evaluating this petition.



 Applicant Signature

4-1-21

 Date

 Applicant Signature

 Date

If the petitioner is not the property owner, the property owner must sign below:

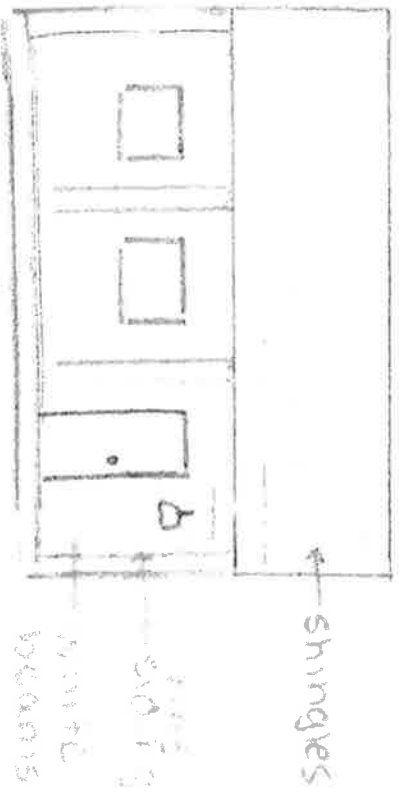
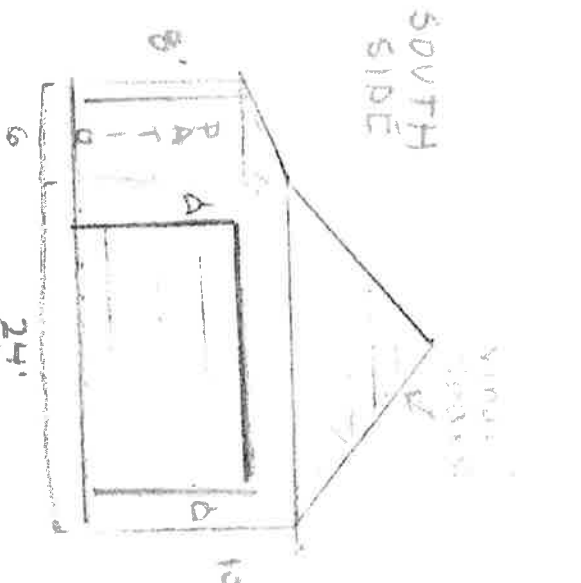
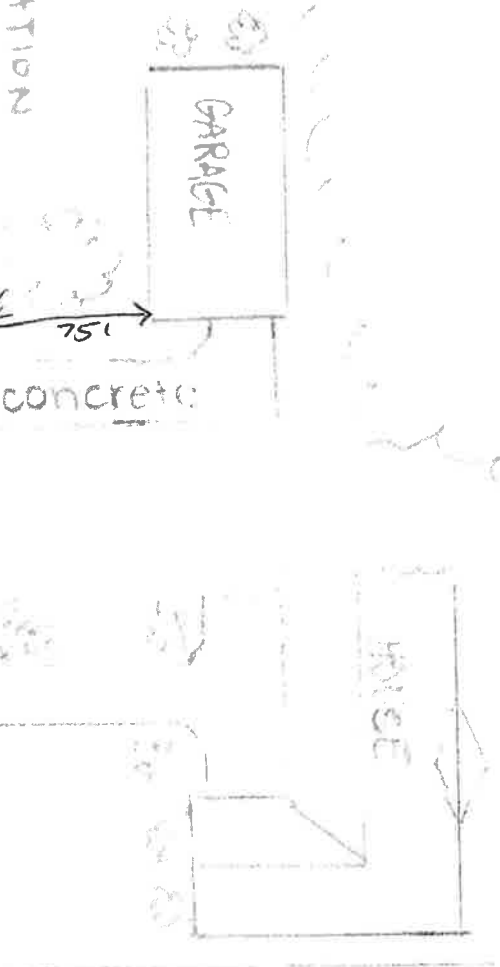
 Property Owner Signature

 Date

OFFICE USE ONLY:

Fee \$250 Fee Paid by ___ Cash Y Check Receipt # 21977 Received by: Laura Borchard
 [] Approved, [] Approved w/conditions, [] Denied: by the Planning Commission on _____, _____

6500 RIVERSIDE LANE DETACHED GARAGE



AERIAL VIEW



WEST / STREET SIDE

← 44 →



75' - Distance to C/L

- We are requesting this Special Land Use since we do not have any buildable property for a pole barn behind the house or to the south. This area consists of woodlands, creek, and river bottom.
- The proposed pole barn will be located 70' from the road. The structure will run parallel to the road and be completed on a concrete slab with a concrete driveway for access from Riverside Lane. The exterior will match the main residence as closely as possible with 2 windows on the north side, 2 windows on the west side and 1 window on the east side. There will be a 2 stall garage door on the south side with an access door on the west side. The overall dimensions will be 30'x44', which includes a 6' covered patio running along the west side of the structure.

EXHIBIT 2
AERIAL MAP



Barry County GIS

Parcel Report: 14-010-002-85

4/21/2021
12:24:25 PM



Property Address

6500 RIVERSIDE LANE
MIDDLEVILLE, MI, 49333

Owner Address

LEEP JUSTIN & ELIZABETH A

--

6500 RIVERSIDE LANE
MIDDLEVILLE, MI 49333

Unit: 14

Unit Name: THORNAPPLE

General Information for 2021 Tax Year

Parcel Number:	14-010-002-85	Assessed Value:	\$203,500
Property Class:	401	Taxable Value:	\$185,574
Class Name:	401 RESIDENTIAL IMPROVED	State Equalized Value:	\$203,500
School Dist Code:	08050		
School Dist Name:	THORNAPPLE KELLOGG SCHOOL		

TOWNSHIP *of* THORNAPPLE

200 E. Main St. ♦ PO Box 459 ♦ Middleville, Mich. 49333 ♦ Fax 269-795-8812 ♦ 269-795-7202
e-mail: cgetty@thornapple-twp.org www.thornapple-twp.org

Catherine Getty, Zoning Administrator

April 21, 2021

MEMORANDUM

TO: Thornapple Township Planning Commission
FROM: Catherine Getty, Zoning Administrator
RE: Village of Middleville Master Plan Update

The Village has been updating their Master Plan. The primary content changes to the Village Master Plan include updates to the joint planning area to reflect the joint planning efforts of the Village of Middleville and Thornapple Township. Other areas of changes include:

1. Future Land Use Plan with new land use categories for Transitional Mixed-Use on W. Main St. from M-37 to the Downtown District and Transitional Industrial Use off State Street.
2. Updates to the Goals and Objectives, including sustainability, community character and aesthetics, and community engagement.
3. Quantitative updates to the social profile including ACS figures to housing, population, and employment.
4. Improved readability and graphic presentation.

The Village's draft master plan can be viewed or downloaded from their website: <https://www.villageofmiddleville.org/middleville-master-plan-draft/>. The Village will be holding a public hearing on May 4th, 2021.

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200 E. Main St. ♦ PO Box 459 ♦ Middleville, Mich. 49333 ♦ Fax 269-795-8812 ♦ 269-795-7202
e-mail: cgetty@thornapple-twp.org www.thornapple-twp.org

Catherine Getty, Zoning Administrator

April 21, 2021

MEMORANDUM

TO: Thornapple Township Planning Commission

FROM: Catherine Getty, Zoning Administrator

RE: Rutland Township Master Plan Update/FLU Map update

Thornapple Township received a notice from Rutland Township concerning an amendment to their Future Land Use map and subsequent rezoning request. The subject parcel is 08-13-005-007-00, 1331 North M-37 Highway, Hastings.

The request is to amend the Future Land Use map from Country Residential (2 acre minimum lot size) to Medium Density Residential (1/2-1 acre minimum lot size).

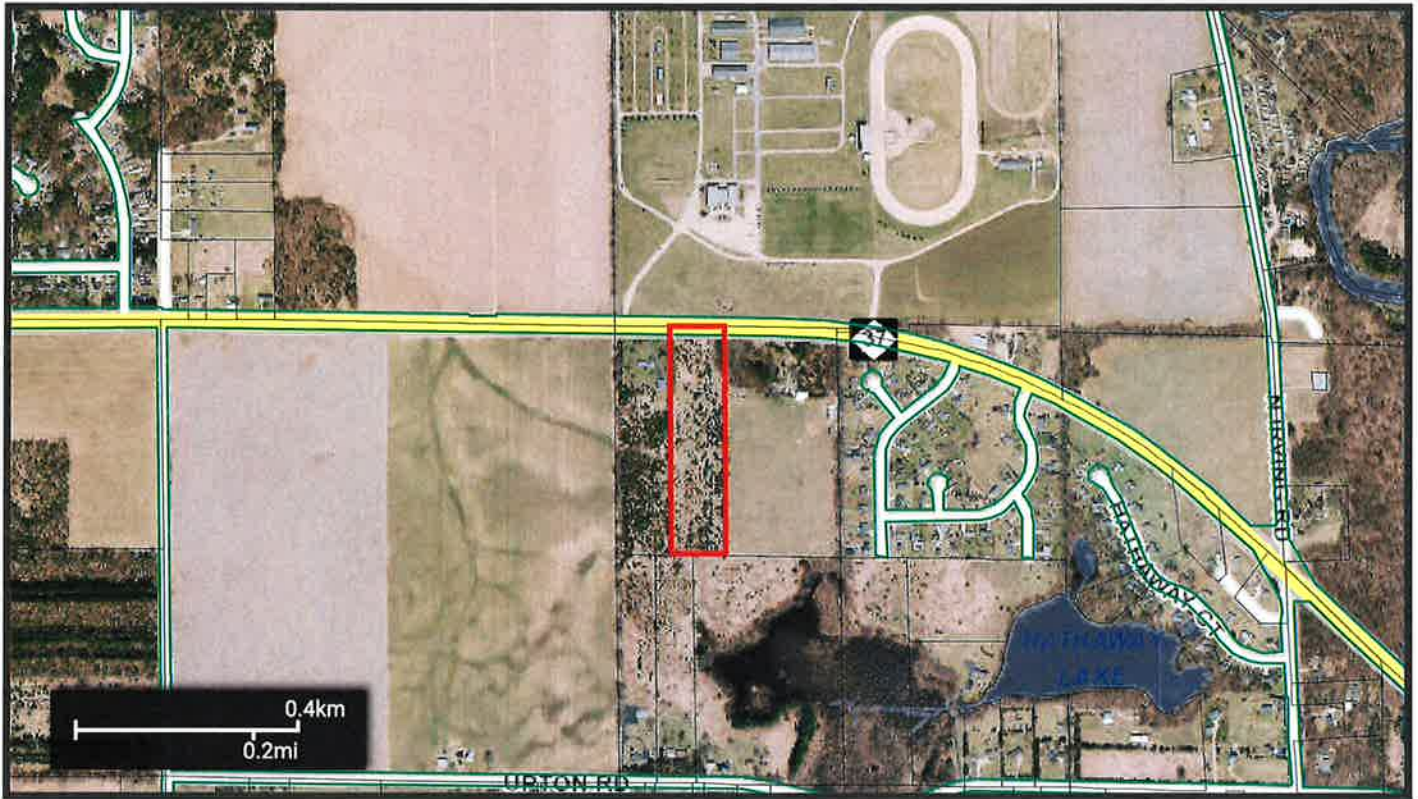
I have included an aerial location of the parcel as well as a copy of the public notice.



Barry County GIS

Parcel Report: 13-005-007-00

4/21/2021
1:08:10 PM



Property Address

Owner Address

ALGERA MONIQUE S & CARL R "TRUST"

Unit:

13

Unit Name:

RUTLAND

1331 N M-37 HWY
HASTINGS, MI 49058

General Information for 2021 Tax Year

Parcel Number:	13-005-007-00	Assessed Value:	\$71,400
Property Class:	401	Taxable Value:	\$37,618
Class Name:	401 RESIDENTIAL IMPROVED	State Equalized Value:	\$71,400
School Dist Code:	08050		
School Dist Name:	THORNAPPLE KELLOGG SCHOOL		

PRE 2020: 100%
 PRE 2021: 100%

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2020	\$25,200	\$25,200	\$13,557
2019	\$19,000	\$19,000	\$13,305

Land Information

Acreage: 24.28
 Zoning: CR

Legal Description

RUTLAND TWP NW 1/4 SE 1/4 SEC 5-3-9 EX COM AT E 1/4 POST SEC 5 T3N R9W TH N 89 DEG 18' 36" W 1308.96 FT FOR POB TH N 89 DEG 18' B36" W 530 FT TH S 00 DEG 51' 07" E 445 FT TH S 89 DEG 18' 36" E 530 FT TH N 00 DEG 51' 07" W 445 FT TO POB ALSO EX W 330 FT OF NW 1/4 SE 1/4

Sales Information

Sale Date: 01-20-2004

Sale Price: 275000

Instrument: WD

Grantor: ELWOOD THOMAS A & JANET "TRUST"

Grantee: ALGERA MONIQUE S

Terms of Sale: ARMS LENGTH

Liber/Page:

Sale Date: 10-20-2000

Sale Price: 47000

Instrument: WD

Grantor: ELWOOD THOMAS A & JANET

Grantee:

Terms of Sale: ARMS LENGTH

Liber/Page:

Building Information

Residential Buildings

No Records Found

Agricultural Buildings

RUTLAND CHARTER TOWNSHIP PLANNING COMMISSION

**NOTICE OF INTENT TO PREPARE AMENDMENT OF 2005 MASTER PLAN
FUTURE LAND USE MAP & NOTICE OF DISTRIBUTION OF PROPOSED
AMENDMENT**

Rutland Charter Township is considering a proposed amendment of the Future Land Use Map of the 2005 Rutland Charter Township Master Plan, in coordination with the request of Carl Algera to rezone to the Medium Density Residential District a 24 acre parcel commonly known as 1331 North M-37 Highway in land Section 5 of the Township (parcel no. 08-13-005-007-00). This rezoning request implicates the proposed amendment of the Future Land Use Map to change the planning classification of this parcel on the existing Future Land Use Map from Country Residential to Medium Density Residential.

In accordance with the Michigan Planning Enabling Act, you are hereby notified of both the Township's intent to prepare a proposed amended Future Land Use Map, and of this proposed amendment of the Future Land Use Map, as approved for distribution by the Rutland Charter Township Board 4-14-21.

The Rutland Charter Township Planning Commission formally requests your cooperation with and comment on the above-referenced proposed amendment of the Master Plan Future Land Use Map. Please direct any correspondence to the Rutland Charter Township Planning Commission as indicated below.

Note: the Planning Commission will hold a combined public hearing on this proposed Master Plan Future Land Use Map amendment and the related rezoning request at a regular meeting of the Planning Commission (tentatively scheduled for June 2, 2021). A separate Notice of this public hearing will be published and mailed as required by the Michigan Planning Enabling Act and Michigan Zoning Enabling Act.

RUTLAND CHARTER TOWNSHIP PLANNING COMMISSION
c/o Robin Hawthorne, Township Clerk
Rutland Charter Township
2461 Heath Road
Hastings, Michigan 49058
(269) 948-2194

TOWNSHIP of THORNAPPLE



Eric Schaefer, *Supervisor* / Cindy Willshire, *Clerk* / Debra K. Buckowing, *Treasurer*
 Ross DeMaagd, *Trustee* / Kim Selleck, *Trustee* / Curt Campbell, *Trustee* / Sandy Rairigh, *Trustee*

Phone 269-795-7202 * Fax 269-795-8812 * 200 E Main St.,
 PO Box 459, Middleville MI 49333 * www.thornapple-twp.org

April 21, 2021

MEMORANDUM

To: Township Trustees
From: Catherine Getty
RE: Zoning Administrator Report

PERMIT NO.	APPLICANT NAME		ADDRESS	PARCEL #	Type of Installation	APPROVED / DENIED / DATE
	LAST	FIRST				
2021-01	Vanderloon	Eric & Tanya	2575 Old Dutch Lane	032-027-11	roof top solar	1/11/2021
2021-02	Barber	Liz	12650 Windy Ridge Drive	007-002-10	Gazebo	1/19/2021
2021-03	Dykstra	Rob		016-004-60	New Dwelling #1	1/20/2021
2021-04	Johnson	William & Tamara	10374 Mulberry Dr.	150-032-00	Pool and Deck	Withdrawn
2021-05	Grummet	Chris	3050 Loop Rd.	025-007-00	Solar Array	pending
2021-06	Neeley	David	11112 Jackson Rd.	029-003-60	Solar Array	3-16-2021
2021-07	Dorr	Karl	7260 Noffke Drive	060-004-00	Patio w/roof	3-22-2021
2021-08	Dewitt	Jordan	11953 Finkbeiner Rd.	020-009-15	Detached garage	Pending
2021-09	Coral Homes	Mike Wagner	11908 Bass Rd.	032-021-00	New Home (existing home demo'd)	3-23-2021
2021-10	Choals	Theodore	2091 Brook Street	120-032-00	Fence	3-23-2021
2021-11	Bennett	Jacob	11815 Woodside Dr.	020-008-00	Deck	3-29-2021

PERMIT NO.	APPLICANT NAME		ADDRESS	PARCEL #	Type of Installation	APPROVED / DENIED
	L A S T	F I R S T				DATE
2021-12	Brown	Matt	2843 Kiser Rd.	034-001-04	Acc. Building	3-31-2021
2021-13	Postma	Ed	7046 Kimberly Drive	130-003-00	Fence	4-1-2021
2021-14	Hoogerhyde	Scott	11189 Prairie Ridge Dr.	155-005-00	Lean-to	4-12-21
2021-15	Veltre	Jasmine	7601 Bouman Drive	040-010-00	Pool	Pending
2021-16	Gless	Nathan	3282 Hickory Hollow Dr.	030-007-40	Acc. Bldg.	4-13-2021
2021-17	Alemdar	Ismail	12751 Ivan Trail	007-010-40	Res. Addition	Pending



CODE ENFORCEMENT

THORNAPPLE TOWNSHIP

Code Enforcement Activity

March 2021

Comp #	Date	Address	Complaint/Violation	P	Status
20-0006	5/14/2020	12048 Beauterra Ln.	Deck/No Permit	Y	CL
20-0007	5/14/2020	12060 Beauterra Ln.	Deck, Fence/No Permit	Y	CL
21-0000	1/5/2021	7613 Whitneville Rd.	Business Operation/Violation (Re-Open Investigation)	Y	AC
21-0001	1/5/2021	2815 Valley Ridge Dr.	Business Operation/Violation	Y	AC
21-0002	1/5/2021	9425 Adams Rd.	Inoperable/Junk Vehicles. Trash/Blight (Re-Open)	Y	AC
21-0003	1/5/2021	10317 Mulberry Dr.	Deck/No Permit	N	CL
21-0004	1/5/2021	4714 Redbud Ct.	Shed/No Permit	Y	AC
21-0005	1/5/2021	4573 Redbud Ct.	Shed/No Permit	N	UNF
21-0006	1/5/2021	11353 Jackson Rd.	Inoperable/Junk Vehicles. Trash/Blight	Y	AC
21-0007	1/5/2021	8500 Blk. Parmelee Rd.	Collection of Junk Items	Y	CL
21-0008	1/5/2021	7040 Rolling Oaks Ln.	Addition to Residence/No Permit	Y	AC
21-0009	3/9/2021	2496 Bender Rd.	Concerns with Vehicles/Farm Equipment	N	AC
21-0010	3/9/2021	7813 W. State Rd.	Trash Complaint	N	CL
21-0011	3/18/2021	7046 Kimberly Dr.	Fence, No Permit/Non- Compliance	Y	AC
21-0012	3/25/2021	874 Firwood Dr.	Dumping Trash	Y	AC
21-0013	3/29/2021	2092 Fawn Ave.	Uncontained Trash Complaint	N	AC