

**THORNAPPLE TOWNSHIP PLANNING COMMISSION**

**Regular Meeting, Monday February 28, 2022**

1. Call to Order:

- a. The meeting was called to order by Chairperson Tom Kilgore at 7:00 p.m. at Thornapple Township located at 200 E. Main St. Middleville, MI 49333.
- b. Present: Bryan Finkbeiner, Linda Gasper, Elizabeth Hansson, Tom Kilgore, Sandra Rairigh, and Craig Wandrie Absent: Elaine Denton, Also Present: Catherine Getty, Todd Boerman, Amy Brown, Gary and Chelsea Post, Jason Brouwer, Dan Timmer (T&M Partners,) Duke Suwyn, and Nick Suwyn.

2. Approval of Agenda:

**MOTION** by Gasper, **SUPPORT** by Rairigh to approve the agenda as printed. **MOTION CARRIED** with 6 yes voice votes.

3. Approval of Minutes:

**MOTION** by Finkbeiner, **SUPPORT** by Wandrie to approve the October 25, 2021, meeting minutes. **MOTION CARRIED** with 6 yes voice votes.

4. Citizen Comments: Nick Suwyn from N M-37 LLC– Currently the Village of Middleville allows for self-storage units by special use. He requests the township considers doing the same.

5. Election of 2022 Officers:

**MOTION** by Finkbeiner, **SUPPORT** by Hansson to approve the 2022 election of Kilgore as Chairperson, Gasper as Vice Chairperson, and Rairigh as Secretary. **MOTION CARRIED** with 6 yes voice votes.

6. Public Hearings:

a. Special Use #153 – Accessory Building – Gary Post, 11148 Prairie Ridge Drive, Parcel #08-14-155-012-00

- i. Applicant Presentation – Gary Post stated that he would like to build a 30x40 pole barn, but the normal setbacks don't allow for much drainage and therefore requests a Special Use Permit.
- ii. Staff and Site Plan Committee Review – Finkbeiner said the site plan committee had been out the other day to see it and agrees with Post. Hansson agreed. Rairigh asked if the neighbors approved of the location. Mr. Post stated that the homeowner's association had given their approval in an email which Getty distributed.

iii. Public Comments – See above

- 1. OPEN: 7:06 pm

2. CLOSE: 7:06 pm

iv. Commission questions and deliberations – No further questions or comments.

**MOTION** by Finkbeiner, **SUPPORT** by Gasper to approve Special Use Permit # 153 / Accessory Building – Gary Post, 11148 Prairie Ridge Drive Parcel # 08-14-155-012-00.

**Roll Call Vote:** Finkbeiner- Yes, Denton- Absent, Gasper-Yes, Hansson-Yes, Kilgore-Yes, Rairigh-Yes, Wandrie-Yes. **MOTION CARRIED** with 6 yes votes and one absent.

b. Special Use #87 / Site Plan #69, Mineral Extraction – T&M Partners LLC Parcel #08-14-035-022-00

i. Applicant Presentation – Zack Brouwer with T&M Partners – Brouwer requests a two-year renewal to continue with the same operation. They are working in Phase 1 area. Not a lot of material has been moving yet. Kilgore asked if they thought that would be changing. Jason Brouwer said it is market driven but they are supplying for the interchange by the casino in Wayland. They expect more activity in the future.

ii. Staff Introduction – Getty / Boerman – Todd Boerman reviewed his letter of recommendations regarding the issuing of the special use permit and asked the owner to notify the township when they enter Phase 2 or if they start having a lot of activity. Boerman recommends a site plan committee visit when the weather is better. He had visited the site and there is a fence around the area and a “for sale” sign as well. Boerman recommends the renewal be set for May of 2024.

iii. Public Comments – None.

1. OPEN: 7:12 pm

2. CLOSE: 7:12 pm

iv. Commission questions and deliberations – Getty pointed out 20 written conditions for approval in the board packet. Getty asked them to notify the Planning Commission before they move into Phase 2 and should they begin to increase their activity level in Phase 1.

**MOTION** by Gasper, **SUPPORT** by Finkbeiner to approve Special Use Permit # 87/ Site Plan #69, Mineral Extraction – T&M Partners LLC Parcel #08-14-035-022-00 with the 20 conditions as presented in the board packet.

**Roll Call Vote:** Finkbeiner- Yes, Denton- Absent, Gasper-Yes, Hansson-Yes, Kilgore-Yes, Rairigh-Yes, Wandrie-Yes. **MOTION CARRIED** with 6 yes votes and one absent.

7. New Business:

a. 2021 Annual Report- Getty reviewed the activity in 2021 within Thornapple Township. Comparisons to previous years activities were included, going back to 2010, for perspective.

b. Barry County Master Plan Steering Committee- A letter from James McManus to all township Supervisors announced a Steering Committee Meeting on Monday, March 7 at 5:15 pm at the Tyden Center.

8. Unfinished Business:

- a. None

9. Committee Reports:

- a. Ordinance Committee [Kilgore, Finkbeiner, Rairigh, Gasper (alt)] – Chairperson Kilgore recommended that they meet to review the ordinance on storage units. The village allows self-storage by special use. In the township, storage units are only allowed in industrial, requiring water and sewer.
- b. Site Plan Committee [Finkbeiner, Denton, Wandrie, Hansson(alt)]
- c. Joint Planning Committee [Rairigh, Gasper, Denton, Kilgore, Getty(alt)]

10. Administrator's Report:

- a. Zoning Report – Getty asked if commissioners had any questions about the report. Rairigh stated that at the township board meeting the question was asked as to why the addresses had been removed. Getty will ask board members at the next meeting what details they'd prefer in the report.
- b. Code Enforcement Report – Reviewed in the annual report.

11. Citizen Comments: None

12. Commissioner Comments: Getty stated that she had shared her opinion at the Village of Middleville regarding the Villa development. Getty was asked about future internet expansion. She recommended Gasper attend the Barry County Commissioner Meeting tomorrow to encourage allocation of ARPA funds for expansion.

13. Adjournment:

- a. **MOTION** by Rairigh, **SUPPORT** by Wandrie to adjourn the meeting at 7:58 pm. **MOTION CARRIED** with 6 yes voice votes.

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Sandra Rairigh, Secretary



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Amy Brown, Recording Secretary

Approved 3/28/2022