

THORNAPPLE TOWNSHIP PLANNING COMMISSION

Regular Meeting, October 28, 2024

1. Call to Order:

- a. The meeting was called to order by Chairperson Tom Kilgore 7:00 p.m. at Thornapple Township located at 200 E. Main St. Middleville, MI 49333.
- b. Present: Bryan Finkbeiner, Elaine Denton, Linda Gasper, Tom Kilgore, Sandy Rairigh, Craig Wandrie and Liz Hansson. Also Present: Tim Kelley, Phil Gensterblum, and Brenda Hess

2. Approval of Agenda:

MOTION by Gasper, **SUPPORT** by Rairigh to approve agenda. **MOTION CARRIED** with 7 yes voice votes.

3. Approval of Minutes:

MOTION by Rairigh **SUPPORT** by Denton to approve the August 26, 2024 meeting minutes. **MOTION CARRIED** with 7 yes voice votes.

4. Citizen Comments: None.

5. Public Hearings: None.

6. New Business: Discussion/Resolution Plan for Non-Compliance Within Watershed Areas – Gensterblum reported a complaint he received in July regarding the construction of a structure on Duncan Lake which was going to block the view of the lake and questions regarding proper permitting. Gensterblum visited the site, spoke with the homeowner who then pointed out non-compliant structures of the 50-foot setback ordinance. Construction was paused. Upon further study, Gensterblum determined that there are many accessory buildings out of compliance both for older homes that fell under the 30-foot ordinance, as well as newer homes with the required 50-foot ordinance. Discussion centered around how to resolve issues regarding unpermitted structures already in existence and steps to take to ensure future construction will be compliant. Concerns were raised about setting a deadline for compliance and the possibility of a rush of construction may result. Others shared concerns regarding the demolition and moving of existing structures. It was noted structures on other bodies of water, including the Thornapple River, could be affected as well. Gensterblum noted it is difficult to view structures in backyards from the road which further complicates the process. It was agreed that a solution would not come easy. Gensterblum noted the new county GIS coordinator will start the following week and should be able to help with historical information determining which structures are grandfathered. After much discussion, a motion was made.

MOTION by Gasper, **SUPPORT** by Finkbeiner for the Planning Commission to recommend to the Thornapple Township Board of Trustees that a letter be sent to all waterfront property owners regarding the requirement of a setback of 50 feet for lakes and 100 feet on the Thornapple River for accessory buildings with enforcement of new buildings effective November 11, 2024. **Roll Call Vote:** Denton: yes, Gasper: yes, Kilgore: yes, Rairigh: yes, Wandrie: yes, Finkbeiner: yes, Hansson: yes. **MOTION CARRIED** with 7 yes votes.

7. Unfinished Business: None

8. Committee Reports:

- a. Ordinance Committee – [Kilgore, Finkbeiner, Rairigh, Gasper(alt)] – Renewed discussion regarding home-based businesses and screens for equipment. Decision was made to retain existing ordinance.
- b. Site Plan Committee – [Finkbeiner, Denton, Wandrie, Hansson (alt)] - None.
- c. Joint Planning Committee – [Rairigh, Gasper, Denton, Kilgore (alt)] - None

9. Administrator’s Report: Gensterblum reported he has taken a position in Grand Haven and has made arrangements with the Township Supervisor and Clerk regarding his work hours for the Township.

- a. Zoning Ordinance Audit - None
- b. Zoning Report – None
- c. Code Enforcement Report - None

10. Commissioner Comments - None

11. Adjournment:

MOTION by Finkbeiner **SUPPORT** by Wandrie to adjourn the meeting at 7:42 p.m. **MOTION CARRIED** with 6 yes voice votes.

Sandra Rairigh, Secretary

Brenda Hess, Recording Secretary

Approved _____