

THORNAPPLE TOWNSHIP PLANNING COMMISSION

Regular Meeting, April 22, 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: Linda Gasper, Tom Kilgore, Bryan Finkbeiner, Elaine Denton, Liz Hansson, Sandy Rairigh, and Craig Wandrie. Also Present: Phil Gensterblum, Amy Brown, Matt Veurink, and Mollee Veurink.

2. Approval of Agenda:

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

3. Approval of Minutes:

MOTION by Denton **SUPPORT** by Finkbeiner to approve the Minutes from the March 25, 2024, Meeting Minutes as presented. **MOTION CARRIED** with 7 yes voice votes.

4. Citizen Comments: None

5. Public Hearings:

- a. Special Use # 169 – 6808 Duncan Shores Ln. – Accessory building in the front yard setback.
 - i. Applicant Presentation – Matt Veurink explained to commissioners that he would like to build an accessory building next to his house as shown in the attached photos due to the slope of the property on the south side of the house and the drainage field location to the north. The northwest side also wouldn't work as it would then block his and his neighbor's view of the lake.
 - ii. Staff Introduction – Gensterblum said he agreed the requested location is the only possible location due to the slope of the property and drainage field.
 - iii. Public Comments Public Hearing OPEN: 7:05 p.m. No public attended the meeting, and no comments were received. CLOSED: 7:05 p.m.
 - iv. Commissioner Questions and Deliberation – Gasper asked Veurink what kind of siding would be used. Veurink said it would be white metal siding with a black metal roof with black wainscotting at the bottom. The house is green. They eventually plan to better match the house and building. Rairigh asked if there was a site plan committee. Gensterblum said no, it very straight forward so there wasn't a need to hold one. Finkbeiner asked if there was an association that had any specific rules. Veurink said there is an HOA, but it is only for road maintenance and snow plowing. They used to have requirements on home exteriors, but those rules no longer exist. Wandrie asked if there were any plans for a home business use. Veurink said it will just be used to store their boat and extra storage. Veurink also stated that the neighbor across the street oversees the association, and they stopped by last night to let them know they support the

Veurink's plans. Gensterblum said another neighbor stopped by the office to see the plans and said they support the Veurink's plans.

MOTION by Finkbeiner, **SUPPORT** by Wandrie to approve Special Use #169 – 6808 Duncan Shores Ln. – Accessory building in the front yard setback.

Roll Call Vote: Finkbeiner: yes, Denton: yes, Gasper: yes, Hansson: yes, Kilgore: yes, Rairigh: yes, Wandrie: yes. **MOTION CARRIED** with 7 yes voice votes.

6. New Business: None.

7. Unfinished Business: None.

8. Committee Reports:

a. Ordinance Committee – [Kilgore, Finkbeiner, Rairigh, Gasper(alt)] Gensterblum had received some calls asking about the possibility of living in an RV on their property. He explained that it isn't allowed under the ordinance. Commissioners confirmed there are no exemptions.

b. Site Plan Committee – [Finkbeiner, Denton, Wandrie, Hansson (alt)]

c. Joint Planning Committee – [Rairigh, Gasper, Denton, Kilgore (alt)]

9. Administrator's Report:

a. Zoning Ordinance Audit: Gensterblum has asked Williams & Works for a quote on the cost of an ordinance audit. Awaiting response.

b. Zoning Report: Gensterblum said there have been six new permits since the last meeting. Also, there is a new single-family residence on Patterson Road. Mostly the permits are for accessory buildings and one pool. There are a couple of special use permit requests that may be coming up.

c. Code Enforcement Report:

10. Commissioner Comments: Gasper asked if there was anything scheduled for the May meeting. Gensterblum said there would be one request for a SLU front yard setback and Lettinga's Sand Mine SLU as well. There may be another request coming in as well.

11. Adjournment:

MOTION by Finkbeiner **SUPPORT** by Gasper to adjourn the meeting at 7:19 p.m. **MOTION CARRIED** with 7 yes voice votes.



Sandra Rairigh, Secretary



Amy Brown, Recording Secretary

Approved 5/20/2024