

THORNAPPLE TOWNSHIP PLANNING COMMISSION

Regular Meeting, August 26, 2024

1. Call to Order:

- a. The meeting was called to order by Chairperson Tom Kilgore 7:01 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. Absent: Liz Hansson. Also Present: Phil Gensterblum, Brenda Hess, Chere Hildabrand, and Steve Hildabrand.

2. Approval of Agenda:

MOTION by Rairigh, **SUPPORT** by Finkbeiner to approve the July 22, 2024, meeting minutes
MOTION CARRIED with 6 yes voice votes.

3. Approval of Minutes:

MOTION by Gasper, **SUPPORT** by Rairigh to approve the July 22, 2024, meeting minutes with change on 5.a to "MOTION by Finkbeiner, SUPPORT by Gasper (change from Finkbeiner)".
MOTION CARRIED with 6 yes voice votes.

4. Citizen Comments: None.

5. Public Hearings: None.

6. New Business: None.

7. Unfinished Business: Discussion of Special Use #173 – Steven & Chere Hildabrand, 7877 W. Irving Rd Home Based Business tabled last month for purposes of a site plan and fencing quotes to be provided. Site plan photos were reviewed having an option of number one, or number two. No fencing quotes were provided. Areas of the photos were discussed including thickness of brush blocking view from Loop Road. Hildabrand's stated they have received a driveway permit from the Barry County Road Commission. Finkbeiner inquired about the sufficiency of fencing. Gasper noted the Ordinance in Section 19.43 Home-Based Businesses (C) (7) stated the requirement is for a gated six-foot-high screening fence. Hildabrand's pointed out there was no need for a four-sided fence due to the thick growth of trees surrounding the area. There was much back and forth discussion regarding fencing both residential business and commercial business applications. Hildabrand's noted they are running a very part time business, and the trailers would be stored at work sites most of the time and not on their property. Finkbeiner stated the Commission must follow the ordinance as written. S. Hildabrand suggested that the ordinance needed revision and noted there are other businesses without commercial fencing, He also pointed out residences with large amounts of unsightly objects in their yards. Those business owners and residents do not have a fencing requirement. He also noted no one can see the trailers except for one neighbor. Kilgore pointed out the purpose of the ordinance was to protect the property values of all township residents. After much back-and-forth discussion regarding the ordinance, fencing styles, and commercial versus residential requirements for fencing Kilgore called for a vote.

MOTION by Gasper, **SUPPORT** by Rairigh to deny Special Use Permit #173 due to a lack of a site plan.
Roll Call Vote: Denton: yes, Gasper: yes, Kilgore: yes, Rairigh: yes, Wandrie: yes, Finkbeiner: yes, Hansson: absent. **MOTION CARRIED** with 6 yes votes.

Committee Reports:

- a. Ordinance Committee – [Kilgore, Finkbeiner, Rairigh, Gasper(alt)] - Gensterblum reviewed the list of Township Zoning Compliance Permits for the year.
- b. Site Plan Committee – [Finkbeiner, Denton, Wandrie, Hansson (alt)] - None.
- c. Joint Planning Committee – [Rairigh, Gasper, Denton, Kilgore (alt)] - None

8. Administrator’s Report: None.

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

9. Commissioner Comments - None

10. Adjournment:

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



Sandra Rairigh, Secretary



Brenda Hess, Recording Secretary

Approved 9/9/24