

THORNAPPLE TOWNSHIP PLANNING COMMISSION

Regular Meeting, Monday, January 22, 2018

1. The meeting was called to order by Chairperson Sevald at 7:06 p.m. at the Township Hall.
2. Present: Sandra Rairigh, Bryan Finkbeiner, Jim French, Tom Kilgore, Elizabeth Hansson, Mark Sevald and Craig Wandrie (at 7:45 p.m.). Also present: Catherine Getty, Todd Boerman, Stephanie Skidmore, Supervisor Bremer, Charles Pullen, Charles Scott Pullen, Tammy Pullen, Kim DeVormer, Jarid Halverson, Derek Sigurdson, Kimberly Severn, James Severn, Lindsey Austin, Steve Evans, Duane Weeks, Elaine Denton, Brad Lamberg, Chip Roodvoets and Ryan Helmer.
3. **MOTION** by Rairigh, support by Finkbeiner to approve the Agenda. **MOTION CARRIED** with 6 yes voice votes.
4. **MOTION** by Kilgore, support by French to approve the December 18, 2017 Minutes as printed. **MOTION CARRIED** with 6 yes voice votes.
5. Citizen Comments: None.
6. Public Hearings:
 - A. Private Road #61/Open Space Residential Development Site Plan #115 (Parcel 08-14-026-004-60):
 - i. Applicant Presentation: Halverson from OMM Engineering providing an overview of the proposed private road and rural housing development. In addition, Halverson indicated that he received guidance that the wetland on the parcel is a non-regulated wetland. [See attached letter]
 - ii. Staff Introduction/Site Plan Committee Report: Boerman provided an overview of his letter addressed to the Township expressing his guidance regarding the Private Road #61/Site Plan #115.
 - iii. Public Comments: Sevald opened the Public Hearing at 7:09 p.m. Sigurdson opposed the development due to added traffic, issues with potential trespassing; potential environmental impact and hindrance to his property's view. Charles Scott Pullen stated that the road will be installed right across from his driveway which may cause issues with exiting/entering his property. In addition, Mr. Pullen claimed that his mailbox will need to be moved due to the placement of the private road. Tammy Pullen and Lindsey Austin expressed their support to Sigurdson's and C.S. Pullen's viewpoints. Sevald closed the Public Hearing at 7:12 p.m. Sevald re-opened the Public Hearing to obtain additional comments at 8:00 p.m. Austin claimed that the ravine within the parcel in question

contains many salvage and trash items that may cause erosion during removal and expressed concern regarding children playing near the area. Sevald closed the Public Hearing at 8:17 p.m.

- iv. Commission questions and deliberation: Rairigh expressed concern that although the proposed development's lot sizes meet the Common Open Space Requirements, the OSRD Ordinance [Section 21.38(a)(7)] requires either public roads or PAVED private roads. Rairigh asked Halverson whether it was possible to reconfigure the existing proposed lot sizes to a minimum of 1.5 acres each to meet the requirements of the underlying Rural Residential zoning standards, thereby allowing the private road to be gravel. Halverson stated that he was confident that the proposed lot sizes could be reconfigured. Hansson asked whether a development in a rural area would be a sufficient reason to waive the requirement. Rairigh felt strongly that the Ordinance for OSRD was clear regarding the need for private roads to be paved, and that a justifiable reason would be needed in order for the required paved provision to be waived thus allowing the gravel road.
- v. **MOTION** by Finkbeiner, support by Rairigh to approve Private Road #61/Open Space Residential Development Site Plan #115 (Parcel 08-14-026-004-60) provided the following conditions are met: 1) all lots are redrawn to a minimum lot size of 1.5 acres to comply with the underlying RR zoning; 2) a private road maintenance agreement is finalized and approved by the Township Engineer Todd Boerman; 3) the paved road requirement will be waived by the Township as long as a paved approach is installed at the entrance of the Private Road measuring 25 feet in length; 4) the required landscape medium in the cul-de-sac will be waived; and 5) the Township agrees to delay the Barry Eaton Health Department's review for onsite waste water disposal and well water until final inspection of the private street. Roll Call Vote: Sevald, Yes; French, Yes; Finkbeiner, Yes; Hansson, Yes; Kilgore, Yes; Rairigh, Yes; Wandrie, Yes. **MOTION CARRIED.**

7. New Business:

- A. 2017 Planning and Zoning Activities Report: Getty provided an overview of the report that she included within the meeting packet. Getty indicated that 85 zoning permits were issued in 2017. Getty also indicated that the Open Space Ordinance may need to be reviewed again to ensure the standards are consistent with the Master Plan.

8. Unfinished Business: None.

9. Committee Reports:

- A. **Ordinance Committee:** No report.
- B. **Site Plan Committee** – No report.
- C. **Joint Planning Committee** – No report.

10. **Administrator’s Report:**

- A. Zoning Permit Report: Report included in meeting packet.
- B. Enforcement Report: None.

11. **Commissioner Comments:** Sevald indicated that he will be resigning from the Planning Commission as of the March 26, 2018 meeting. Getty thanked Sevald for his long tenure on the Planning Commission and his immense contributions to the Township.

12. **Adjournment: MOTION** by French, support by Finkbeiner to adjourn the meeting at 8:38 p.m. **MOTION CARRIED** with 7 yes voice votes.

Sandra Rairigh, Secretary

Stephanie Skidmore, Recording Secretary

Approved 2/26/2018