

THORNAPPLE TOWNSHIP PLANNING COMMISSION

Regular Meeting - Tuesday, May 29, 2018

1. **CALL TO ORDER:** The meeting was called to order by Chairperson Kilgore at 7:03 PM at the Township Hall.

PRESENT: Brian Finkbeiner, Jim French, Linda Gasper, Elizabeth Hansson, Tom Kilgore, Sandra Rairigh, and Craig Wandrie.

ABSENT: None.

ALSO PRESENT: Catherine Getty, Curt Campbell, Lynn Otto and Keith Tubergen.

2. **AGENDA: MOTION** by Gasper, support by Finkbeiner to approve the Agenda. **MOTION CARRIED** with seven (7) 'Yes' voice votes.

3. **MINUTES: MOTION** by Rairigh, support by Gasper to approve the April 30, 2018 Minutes. **MOTION CARRIED** with seven (7) 'Yes' voice votes.

4. **CITIZEN COMMENTS:** None.

5. **PUBLIC HEARINGS:**

- A. **Special Use #137** (PPN 08-14-012-011-00; 6367 Robertson Road) – Site approval to build an accessory building closer to the road than the house.
 - i. **Staff Introduction/Site Plan Committee Report:** Getty advised that this Special Use would place the proposed accessory building in the best location with the least impact for this particular property.
 - ii. **Applicant Presentation:** Owner/Applicant Keith Tubergen spoke to the Board as to reasoning for location, indicated that this area is highly wooded, and stated that very few trees would be removed in this process.

Kilgore opened the Public Hearing at 7:09 PM

- iii. **Public Comments:** None. Additionally, there were no letters received regarding this proposed Special Use.

Kilgore closed the Public Hearing at 7:09 PM

- iv. **Commission Questions and Deliberation:** Linda Gasper questioned why the exterior of the proposed accessory building was different than the home (contrary to Ordinance). The Applicant indicated that the home's exterior was soon going to be changed to match the color/exterior of the proposed accessory building.

MOTION by Finkbeiner, support by Rairigh to approve Special Use #137, Accessory Building closer to road than the House. **ROLL CALL VOTE:** Finkbeiner – Yes; French – Yes; Gasper – Yes; Hansson – Yes; Kilgore – Yes; Rairigh – Yes; Wandrie – Yes. **MOTION CARRIED.**

B. Special Use #138 (PPN 08-14-014-009-00 & PPN 08-14-014-005-00; Whitneyville Road) – Site approval to install solar panels on agricultural accessory buildings.

- i. **Staff Introduction/Site Plan Committee Report:** Getty stated that there are three (3) agricultural buildings involved in this proposed Special Use, with two (2) of the buildings being shielded by tree lines, and the third having an extremely large set-back.
- ii. **Applicant Presentation:** Lynn Otto indicated that the nearest neighbor was 200'-300' away and shielded by trees. He expected to generate 140 kw on the larger installation and 20 kw on the two (2) smaller installations, thereby providing a great reduction in the energy cost for his poultry barns;

Kilgore opened the Public Hearing at 7:18 PM

- iii. **Public Comments:** There were no public comments regarding this Special Use proposal, with Applicant indicating that his neighbors had no objections, and Catherine Getty advising that no letters were received on this matter.

Kilgore closed the Public Hearing at 7:19 PM

- iv. **Commission Questions and Deliberation:** None.

MOTION by Finkbeiner, support by French to approve Special Use #138, Installation of Solar Panels on three (3) Agricultural Accessory Buildings. **ROLL CALL VOTE:** French – Yes; Hansson – Yes; Kilgore – Yes; Rairigh – Yes; Gasper – Yes; Wandrie – Yes; Finkbeiner – Yes. **MOTION CARRIED.**

6. **NEW BUSINESS:** This Planning & Zoning Commission discussed the Caledonia Township's Proposed Master Plan amendments as provided to Thornapple Township. The Commission asked that Catherine Getty relay to the Caledonia Township Planning Commission the following comments regarding the three (3) areas listed below:
 - A. Page 9 – There appears to be a discrepancy as to whether the maximum density is to be 4 units per acre or 6 units per acre;
 - B. Page 15 – The Traffic Counts indicated appear to be out-of-date, and perhaps should be revised;
 - C. Page 16 – Needs updating with regard to the comments within the proposed plan as to “Caledonia Township will have a new freeway interchange within its boundaries.” [Referring to M-6, which has already been in existence for approximately eighteen (18) years].

7. **UNFINISHED BUSINESS:** None.

8. **COMMITTEE REPORTS:**
 - A. **Ordinance Committee:** No report.
 - B. **Site Plan Committee:** No report.
 - C. **Joint Planning Committee:** Catherine Getty indicated that the Village of Middleville will be setting up a Joint Planning Committee meeting shortly.

9. **ADMINISTRATOR'S REPORT:**
 - A. Getty indicated that Tom Kilgore will be attending an upcoming seminar to be held in Kalamazoo on Wednesday July 18, 2018, regarding “Hot Topics in Planning & Zoning”, and requested that anyone interested in attending contact her as soon as possible.
 - B. Catherine Getty also advised that the Township is trying to work with the owner of a property on Noffke Drive regarding an illegal carport constructed without a permit in the front yard set-back, which is incompatible with the zoning district.

10. **COMMISSIONER COMMENTS:**

- A. Rairigh asked if the proposed Blight Ordinance needed to be reviewed once again. Getty indicated that the existing blight problems were at this time being handled by other means, and suggested that Rairigh ask at the Township Board level whether the new Township Board wished to have Planning & Zoning revisit this issue.
- B. Gasper asked whether the Village of Middleville and Thornapple Township should be considering a joint Master Plan. Getty indicated that there were both pros and cons to that approach.

11, **ADJOURNMENT: *MOTION*** by Gasper, supported by Rairigh to adjourn. ***MOTION APPROVED*** by unanimous voice vote. Meeting adjourned at 8:00 PM.

Sandra Rairigh, Secretary

Approved: _____