

THORNAPPLE TOWNSHIP PLANNING COMMISSION

Regular Meeting, Monday, August 26, 2019

1. The meeting was called to order by Chairperson Kilgore at 7:00 p.m. at the Township Hall.
2. Present: Bryan Finkbeiner, Jim French, Linda Gasper, Elizabeth Hansson, Tom Kilgore, Sandra Rairigh and Craig Wandrie. Also present: Luke Froncheck, Catherine Getty, Glenn Iveson, Nancy Iveson, and Stephanie Skidmore.
3. **MOTION** by Gasper, support by French to approve the Agenda, as amended with the addition of Unfinished Business: a. Top Grade Revised Site Plan and b. Top Grade Site Fence Solution. **MOTION CARRIED** with 7 yes voice votes.
4. **MOTION** by Gasper, support by Rairigh to approve the June 24, 2019 Minutes as written. **MOTION CARRIED** with 7 yes voice votes.
5. Citizen Comments: None.
6. Public Hearings:
 - i. **Special Use #143:** Staff Introduction: Getty stated that Glenn and Nancy Iveson, 7419 N. Noffke (08-14-050-024-00), applied for a special use permit to build a gazebo within the Natural River and Shoreland Overlay District which is a Special Use required by Section 14.3 and is within 50 feet of the lake's edge. Construction has already started since the homeowners were not aware of the permitting/approval process. Work was ceased once homeowners were notified of the permitting requirement.
 - ii. Site Plan committee report: The Site Plan Committee visited the site and stated that the Iveson's neighbors do not have an issue with the structure's location. In addition, Finkbeiner stated that other neighbors have similar structures on their properties, however, none are located at the lake's edge. French asked Iveson whether he lost the temporary canopies before due to severe weather. Iveson stated that weather has previously destroyed their temporary canopies they have been utilizing and the weather event over the 4th of July 2019 necessitated a permanent structure. Iveson stated that the proposed structure only has a top and no sides. He wanted the structure to look good, so it was aesthetically pleasing to his neighbors.
 - iii. Applicant Presentation: See Site Committee Report section.

Kilgore opened the Public Hearing 7:08 p.m.

- iv. Public Comments: Getty stated that she received an e-mail in support of the Special Use 143 from the Geurink family at 7395 Noffke Drive.

Kilgore closed the Public Hearing at 7:09 p.m.

- v. Commission questions and deliberation: **MOTION** by Rairigh, support by Gasper to approve the Special Use #143. Rairigh stated that Special Use 143 does conflict with the Master Plan by being located within the 100-foot setback and the 100-year flood plain. Commission members discussed that Noffke Drive lakefront residents are not required to purchase flood insurance and that the Iveson's parcel's flood plain is just at the water's edge and does not apply to the residence. Roll Call Vote: Gasper, Yes; French, Yes; Finkbeiner, Yes; Hansson, Yes; Kilgore, Yes; Rairigh, Yes; Wandrie, Yes. **MOTION CARRIED.**

7. New Business:

- A. Master Plan proposed edits (Chapters 1-5 & 7): Getty stated that she has been working with Gasper and Rairigh to review and edit the Master Plan. Utilizing the current Coldwater, Michigan version as a template, Gasper, Rairigh and Getty are attempting to make the existing township's master plan user friendly and Getty distributed the revisions to the Commission members with the monthly meeting packet. Getty stated that they eliminated the existing content within Chapter 2 entirely and attempted to remove items that solely referred to the Village of Middleville. Getty stated that the Population, Housing and Economic Indicators were still being revised and Rairigh asked that a Township Hall picture be added to the list of facilities. Getty encouraged the Commission Members to submit applicable township pictures to be considered for addition to the Master Plan. Getty will verify the date/time of the next Master Plan committee meeting and will notify Gasper and Rairigh of the date/time. Getty stated that Nathan Mehmed from Williams and Works will be at the next Planning Commission meeting to discuss aspects of the Master Plan.
- B. Yearly mining inspections: Todd Boerman from Vriesman and Korhorn has visited the Lettinga site and the Janose-Oetman site. Boerman will forward the official reports to Getty. Commission discussed that Stoneco and the Wenger family are in the process of closing the site. Finkbeiner inquired whether the M37 mine south of the Village of Middleville had any interest from prospective buyers. Getty stated that one prospective buyer came in with questions, but nothing has resulted from the conversation.

8. Unfinished Business:

- A. Top Grade Revised Site Plan: Getty stated that she has not received a revised site plan from Top Grade. Getty will follow up with Top Grade to ensure that a revised site plan is received.
 - B. Top Grade Site Fence Solution: Gasper stated that it appears the fence is secured with a chain but no lock when she drives by the fence. Getty will follow up with Top Grade to ensure that this site is properly secured.
9. Committee Reports:
- A. Ordinance Committee – Getty stated that the ordinance amendments were discussed at the August 12, 2019 Township Board Meeting, however, the vote to approve the proposed changes was delayed until the September 9, 2019 Township Board Meeting.
 - B. Site Plan Committee – None.
 - C. Joint Planning Committee – None.
10. **Administrator’s Report:**
- A. Zoning Activity Report: Report included in meeting packet.
 - B. Enforcement Report: Report included in meeting packet. Gasper inquired as to the status of the fence height issue surrounding a medical marijuana grow facility at 2575 Valley Ridge Drive. Getty stated that it will be discussed at the Zoning Board of Appeals meeting on August 29, 2019 at 7:00 p.m.
11. **Commissioner Comments:** None.
12. **Adjournment: MOTION** by Gasper, support by Finkbeiner to adjourn the meeting at 7:48 p.m. **MOTION CARRIED** with 7 yes voice votes.
13. Chairperson Kilgore adjourned the meeting at 7:48 p.m.

Sandra Rairigh, Secretary

Stephanie Skidmore, Recording Secretary

Approved 9/24/2019