

THORNAPPLE TOWNSHIP PLANNING COMMISSION

Regular Meeting, Monday, October 26, 2020

1. Call to Order:

- a. The meeting was called to order by Chairperson Tom Kilgore at 7:00 p.m. at TTES located at 128 High St. Middleville, MI 49333
- b. Present: Elaine Denton, Bryan Finkbeiner, Linda Gasper, Elizabeth Hansson, Tom Kilgore, Sandra Rairigh and Craig Wandrie. Also Present: David Ordway, Rob Hayes and Todd Boerman.

2. Approval of Agenda:

MOTION by Rairigh, **SUPPORT** by Denton to approve the Agenda, as printed. **MOTION CARRIED** with 7 yes voice votes.

3. Approval of Minutes:

MOTION by Gasper, **SUPPORT** by Finkbeiner to approve the September 28, 2020 Minutes. **MOTION CARRIED** with 7 yes voice votes.

4. Citizen Comments: None

5. Public Hearings:

- a. Special Use # 147 David Ordway (Accessory Building closer to the road than the house in the Rural Residential (RR) Zoning District.
 1. Applicant Presentation – David Ordway presented his request as indicated in his Application.
 2. Site Plan & Staff Comments – Finkbeiner noted that this location is on a private road, is highly wooded, and is the only feasible spot for this building. Denton concurred. Both Finkbeiner and Denton felt that the neighbors most likely wouldn't even see it.
 3. Public Comments – Public Hearing opened at 7:04 pm. An email was received from a neighbor questioning the mineral extraction. Wandrie met with the neighbor who saw the notice and explained that the mineral extraction was for the other public hearing. Said neighbor indicated they had no objection to this Special Use #147. Public Hearing was closed at 7:06 pm.
 4. Commission Questions & Deliberation – None.

MOTION by Finkbeiner, **SUPPORT** by Wandrie to approve Special Use #147 for David Ordway [Accessory Building closer to the road than the house in Rural Residential (RR) Zoning District]. **MOTION CARRIED** with 7 Yes votes via roll-call.

b. Special Use # 114/Site Plan #101 Aggregate Industries / Lettinga Mineral Extraction.

1. Application Presentation – Rob Hayes of Aggregate Industries presented the request for a 2-year renewal of the mining permit. He reviewed the work done in the last 2 years, having run into some quality issues on the south end. The West face has been reclaimed with the exception of the last 300-400 feet of the SW corner. They are continuing to work on the North site owned by Laverne Lettinga, mining under the water of the existing pond previously permitted for 36A, with later EGLE modification to expand to 43A. The future plan is to possibly mine to southern limits to include demolishing the building and expanding the pond. Aggregate has the cash to reclaim the south site, and plan to complete this by the end of 2022, with reclamation of the north site by the end of 2023. There is some potential interest in marketing to a different company for the materials Aggregate cannot use (commercial grade).

2. Staff Comments – Todd Boerman (Township Engineer) made it clear that the performance bond needs to be maintained should there be any operator transition, and that a new permit with the Township with a different Special Use permit would be required. Exploration to the south is not part of this permit. Exploration can be done by Aggregate within the limits of their permit, digging shallow 20-foot pits to determine content. One change from the 2018 permit is the pond expansion to 43A, with potential residential end use. The S/SW areas will be restored last pending transfer to another operation. The current plan is to restore this back to pasture. Another possibility is that Lettingas may investigate mining into the wetland, pending State approval. This would also require a new Special Use permit from the Township. If not State approved, they would restore right away.

3. Public Comments – Opened and closed at 7:36 pm with no public comments.

4. Commission Questions & Deliberation – Denton inquired regarding the pond with Boerman indicating that the criteria would be at least 20 feet deep with slopes at 1:4 into the water to ensure pleasant residential setting and safety. Finkbeiner asked if the language would change should they choose not to use the pond for residential. Boerman advised that slopes of 1:10 is farmable, with 1:4 for the pond requirement unless changed by the Planning Commission. Gasper had concerns about draining Leeks Lake and Harwood Lake. The most recent CCJM report from 2000 stated that this is a wet excavation so the groundwater level would be unaffected due to water moving into the area through the lakes as excavation occurs. Additionally there would be no impact on water quality. Boerman also noted that Fishbeck has done some analyzing with Hayes indicating that EGLE reviewed the Fishbeck analysis and signed off on it. Monitoring wells verified groundwater flow direction without barriers and indicated that this is a large body of groundwater.

MOTION by Gasper, **SUPPORT** by Rairigh to approve Special Use #114/Site Plan #101 [Aggregate Industries/Lettinga Mineral Extraction] with the Conditions as presented.
MOTION CARRIED with 7 Yes votes via roll-call.

6. New Business:

- a. Zoning Inspections (Top Grade, Stoneco) – Boerman verbally reviewed his inspection reports as presented in the written packet.
- b. Zoning Board of Appeals decision & request for ordinance review of in-law suites – Gasper summarized the recent ZBA decision regarding the denial of a request by Pasma/Schrotenboer for an in-law suite. An Ordinance Committee meeting will be scheduled in the near future to clarify the criteria for in-law suites.
- c. Master Plan Update – Implementation work plan – A committee consisting of Gasper, Denton and Rairigh will work with Zoning Administrator Getty on developing a Master Plan Implementation schedule.

7. Unfinished Business:

8. Committee Reports: None

- a. Ordinance Committee [Kilgore, Finkbeiner, Rairigh, Gasper (alt)]
- b. Site Plan Committee [Denton, Finkbeiner, Wandrie, Hansson(alt)]
- c. Joint Planning Committee [Denton, Gasper, Rairigh, Kilgore, Getty(alt)]

9. Administrator’s Report:

- a. Zoning Activity Report – Provided in the Planning Committee packet.
- b. Code Enforcement Report – Provided in the Planning Committee packet.

10. Commissioner Comments: None

11. Adjournment:

MOTION by Finkbeiner, **SUPPORT** by Denton to adjourn the meeting at 8:01 pm.
MOTION CARRIED with 7 Yes voice votes.

Sandra Rairigh, Secretary

Amy Brown, Recording Secretary

Approved _____