



TOWNSHIP OF THORNAPPLE
PLANNING COMMISSION

Tom Kilgore / Sandy Rairigh / Bryan Finkeiner / Elaine Denton / Linda Gasper / Craig Wandrie / Elizabeth Hansson

REGULAR MEETING

January 26, 2026, 7:00 PM

Meeting held at Thornapple Township Hall, 200 E Main St., Middleville, MI 49333

1. CALL TO ORDER

The meeting was called to order by Chairman Tom Kilgore at 7:01 pm at the Township Hall.

Present: Tom Kilgore, Bryan Finkbeiner, Elaine Denton, Linda Gasper, Craig Wandrie, Elizabeth Hansson

Absent with notice: Sandy Rairigh

Also present: Phil Gensterblum, Zoning Administrator, Curt Campbell, Thornapple Township Trustee, Tim Woodhams and Rich Rosenberger of Cornerstone Development.

2. APPROVAL OF PRINTED AGENDA:

Motion Stated:	Motion by Gasper to approve the printed agenda with the deletion of items 6.b. (Granzatto proposed development) and 6.c. (Presentation by the Granger Group).
Motion Supported:	Finkbeiner
Motion Status	Approved by voice vote. 6 ayes and 0 nays.

3. APPROVAL OF MINUTES:

Motion Stated:	Motion by Denton to approve the Minutes of the Oct. 27, 2025 Planning Commission as presented.
Motion Supported:	Finkbeiner
Motion Status	Approved by voice vote. 6 ayes and 0 nays.

4. CITIZEN COMMENTS

Curt Campbell: Speaking as a citizen and a Township Trustee, Mr. Campbell thanks the PC for the bubbler ordinance banning bubblers on the lakes in the township.

5. PUBLIC HEARINGS: None

6. NEW BUSINESS

a. Planning Commission business for 2026; Election of Officers and change of Meeting Dates

Calendar: A change is discussed to move the meetings in the months of May and December to the third Monday of the month (May 18, 2026, and Dec. 21, 2026).

Election of Officers: The current officers are willing to serve another term.



Motion Stated:	Motion by Kilgore to retain Sandy Rairigh as Secretary, Linda Gasper as Vice Chair, Tom Kilgore as Chair and the committees as they stand, as well as moving the 2026 May and Dec. meeting dates to the 3rd Monday of the month.
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Motion Supported:	Wandrie
Motion Status	Approved by voice vote: 6 ayes, 0 nays.

7. UNFINISHED BUSINESS

a. Cornerstone Development

The Site Plan Committee visited the site and had some discussion with the Cornerstone developers regarding their vision. They would like to revisit this with the Planning Commission. Mr. Finkbeiner and Ms. Denton visited the site and reported on its progress. Both of them stated that it is a beautiful site and would be a desirable location.

Tim Woodhams and Rich Rosenberger, speaking for Cornerstone Development, are present. Mr. Woodhams states that the work of marking plots and roads began last year after a misunderstanding regarding approval from the PC. They are now requesting a SEU permit for the project to proceed, as it will impact the size and location of lots, homes, pools, etc.

Mr. Kilgore states that he is relying on the input from the Township attorney stating facts about applications and site plans (Zoning Article 20.6). The site plan as presented does not comply with the minimum provisions of the zoning district.

Questions were raised about open space condo development, private and public roads, size of the lots, etc. Ms. Gasper states that she trusts the township attorney with his guidance and agrees with his input on this. Mr. Finkbeiner adds that he feels Thornapple Township is ripe for bigger lots and higher end homes.

Mr. Rosenberger states that he wishes for a way for them to work together with the township. Changing to 1.5 acre lots will force major changes in design of the roadway, home locations, trees, etc. Every lot is currently opened up and ready for construction. They are looking for a path forward where everyone can work together.

Mr. Kilgore stated that he will have another conversation with the township attorney regarding this.

8. COMMITTEE REPORTS:

- a. **Ordinance Committee** (Kilgore, Finkbeiner, Rairigh, Gasper (alt): The work of getting the ordinance cleaned up is going well. A question was raised about the potential for a Data Center in Thornapple Township. The question has been asked and it has been noted that Thornapple Township does not have the infrastructure for it.
- b. **Site Plan Committee** (Finkbeiner, Denton, Wandrie, Hansson (alt): Working on the site plan issues discussed above in Agenda Item #7.



- c. **Joint Planning Committee** (Rairigh, Gasper, Denton, Kilgore (alt): Working on getting a date to meet with the Village.

9. ADMINISTRATOR'S REPORT:

- a. Zoning Ordinance Audit - the Committee should meet for review of some ordinances.
- b. Zoning Report - was attached to the agenda.
- c. Code Enforcement Report - Log included in meeting packet.

10. COMMISSIONER COMMENTS:

- Two things in December included the Corners' remodel that was addressed tonight at the ZBA Meeting and another application to come before the ZBA in February.
- A new time sheet was given to the PC members to fill out for submitting their hours.
- The swearing-in of PC members will take place during the February meeting by the Township Clerk.

11. ADJOURNMENT:

TIME: 7:55 P.M.

Motion Stated:	Motion by Gasper to adjourn at 7:55 P.M.
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Motion Supported:	Finkbeiner
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Motion Status	Approved by voice vote: 6 ayes, 0 nays.
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Respectfully submitted,
Diane Dykgraaf, Recording Secretary

Sandra Rairigh, Secretary

Approved