



**THORNAPPLE TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Monday, April 22, 2024
7:00 P.M.**

- 1. Call to Order (7:00 P.M.)**
- 2. Approval of Agenda:**
- 3. Approval of Minutes** March 25, 2024
- 4. Citizen Comments:**
- 5. Public Hearings:**
 - a. Special Use #169 – Accessory Building in Front Yard Setback (6808 Duncan Shores Ln)
 - i. Applicant Presentation
 - ii. Staff Introduction – Gensterblum
 - iii. Public Comments
 - iv. Commission questions and deliberation
- 6. New Business:**
 - a. None
- 7. Unfinished Business:**
 - a. None
- 8. Committee Reports:**
 - a. Ordinance Committee – *[Kilgore, Finkbeiner, Rairigh, Gasper (alt)]*
 - b. Site Plan Committee – *[Finkbeiner, Denton, Wandrie, Hansson (alt)]*
 - c. Joint Planning Committee – *[Rairigh, Gasper, Denton, Kilgore (alt)]*
- 9. Administrator's Report:**
 - a. Zoning Ordinance Audit
 - b. Zoning Report
 - c. Code Enforcement Report
- 10. Commissioner Comments:**
- 11. Adjournment**

THORNAPPLE TOWNSHIP PLANNING COMMISSION

Regular Meeting, March 25, 2024

1. Call to Order:

- a. The meeting was called to order by Chairperson Tom Kilgore 7:00 p.m. at Thornapple Township located at 200 E. Main St. Middleville, MI 49333.
- b. Present: Linda Gasper, Tom Kilgore, Bryan Finkbeiner, Elaine Denton, Liz Hansson, and Craig Wandrie. Also Present: Phil Gensterblum, Amy Brown, Keri Case, and Caleb Case. (Sandy Rairigh was absent.)

2. Approval of Agenda:

MOTION by Gasper **SUPPORT** by Denton to approve the agenda as presented. **MOTION CARRIED** with 6 yes voice votes.

3. Approval of Minutes:

MOTION by Gasper **SUPPORT** by Denton to approve the Minutes from the January 22, 2024, Meeting Minutes as presented. **MOTION CARRIED** with 6 yes voice votes.

4. Citizen Comments: None

5. Public Hearings:

- a. Special Use # 167 – 4573 Bender Rd. – Homebased business, feeder insect breeding/sales.
 - i. **Applicant Presentation** – Keri Case explained there is a need for living insect feeders for people with reptiles as pets in the area. Currently Cutlerville, Hastings, or Nashville are the closest locations for live feeders. Ms. Case stated that she has been raising them for a while for her own pets, but several friends have shown interest. They are being raised in the basement and are all Michigan approved insects. None are invasive species.
 - ii. **Staff Introduction** – Gensterblum said he had mailed out notifications to all the surrounding neighbors. Only one had some questions. The neighbor talked with Case directly and then written an email to Gensterblum stating that he had all his questions answered and was giving his full support of her business.
 - iii. **Public Comments Public Hearing OPEN: 7:07 p.m.** No public attended the meeting, and no comments were received. **CLOSED: 7:07 p.m.**
 - iv. **Commissioner Questions and Deliberation** – Denton asked Case about the roaches. Ms. Case explained that these roaches are not native to Michigan, and they could not survive if they got out. Ms. Case also explained that they do not have wings so they can't fly, and they are raised in plastic storage bins and can't climb the smooth sides. She admitted it was possible for an insect to get dropped while being transferred but that possibility already exists when people bring the feeders into their homes from any supplier.

MOTION by Finkbeiner, **SUPPORT** by Gasper to approve Special Use #167 – 4573 Bender Rd. – Homebased business of feeder insect breeding/sales.

Roll Call Vote: Finkbeiner: yes, Denton: yes, Gasper: yes, Hansson: yes, Kilgore: yes, Rairigh: absent, Wandrie: yes. **MOTION CARRIED** with 6 yes voice votes.

6. New Business: None.

7. Unfinished Business: None.

8. Committee Reports:

a. Ordinance Committee – [Kilgore, Finkbeiner, Rairigh, Gasper(alt)]

b. Site Plan Committee – [Finkbeiner, Denton, Wandrie, Hansson (alt)]

c. Joint Planning Committee – [Rairigh, Gasper, Denton, Kilgore (alt)]

9. Administrator's Report:

a. Zoning Ordinance Audit: Kilgore stated that it is likely there will be funds available in the 2024/25 fiscal year budget to review and update the ordinances with Williams and Works. However, he is waiting to hear final details.

b. Zoning Report: Gensterblum has had eleven requests for permits so far this year, which is an increase of one over last year. Last year was a record year for activity, so this year looks to be another busy year.

c. Code Enforcement Report: Gasper asked Gensterblum if enforcement is complaint driven or if he is seeking out situations while out and about the township. He confirmed that it is complaint driven, although if he sees something while he is out, he will look into things, ask questions, and address anything that may need to be addressed.

10. Commissioner Comments: Gasper mentioned that the Master Plan Implementation Schedule calls for a review in 2024 with completion by 2025. Previously, Gasper, Rairigh, and Getty worked as a committee which then brought their proposed changes to the Planning Commission for feedback. Gasper felt that worked well and that a lot of improvements were made in the revision from 2020.

11. Adjournment:

MOTION by Finkbeiner **SUPPORT** by Gasper to adjourn the meeting at 7:16 p.m. **MOTION CARRIED** with 6 yes voice votes.

Sandra Rairigh, Secretary

Amy Brown, Recording Secretary

Approved _____



APPLICATION FOR APPROVAL OF SPECIAL USE

Thornapple Township, 200 E. Main St., Middleville, MI 49333
Phone: 269-795-7202 Fax: 269-795-8812
Email: zoning-administrator@thornapple-twp.org

Case # SU-1169
Hearing Date 4/22/2024

PROPERTY INFORMATION

Property Address: 6808 OUNCAN SHORES LN Caledonia, MI 49316
Parcel ID Number: 14-007-00155 Zoning District _____ Wetlands Present? No
Parcel Size Frontage: _____ feet Depth: _____ feet Area: 3.5 [Acres or square feet]
Master Plan Future Land Use Map Designation for Parcel: _____
Current Use of Property [Describe] Home
Describe Proposed Special Land Use: Building a pole barn. Side yard but half of barn will be forward of lot. Extreme slope is preventing from building anywhere else on the property. This is the only location it will work
Section of Zoning Ordinance Allowing Special Land Use: _____

Provide a land survey and/or legal description of the subject property on a page attached to this petition

APPLICANT INFORMATION

1. Applicant

Identify the person or entity making this petition:

Name: Matthew Vencink Cell Phone 616 437 4962
Mailing Address: 6808 OUNCAN SHORES LN Telephone _____
City Caledonia State MI Zip 49316 FAX _____
E-Mail Vencinkm@hotmail.com

2. Applicant Interest

The applicant must have a legal interest in the subject property, please check one below:

Property Owner Purchase by Land Contract Option to Purchase Purchase Agreement Lessee over 1 year

3. Property Owner

Check here if applicant is also property owner

Identify person or entity that owns the subject property:

Name: _____ Cell Phone _____
Mailing Address: _____ Telephone _____
City _____ State _____ Zip _____ Fax _____
E-Mail _____

Application of Special Use – Continued

4. Authorized Agent

Identify person or entity representing the property owner or applicant in this petition:

Name: SAMS Cell Phone _____
Mailing Address: _____ Telephone _____
City _____ State _____ Zip _____ Fax _____
E-Mail _____

REQUIRED PETITION – WRITTEN ATTACHMENTS

- Provide narrative to explain need for the proposed Special Land Use
Provide narrative addressing Section 19.3(1)-(10) criteria.
Site Plan, if required

REQUEST & AFFIDAVIT

The applicant must read the following statement carefully and sign below:

The undersigned requests Thornapple Township review this petition and companion documents as provided in the zoning ordinance now in effect. The applicant further affirms and acknowledges the following:

- That the petitioner has a legal interest in the property described in this petition, and
The answers and statements contained in this petition and attachment are in all respects true and correct to the best of my knowledge, and
The petitioner offers the conditions set forth herein on its own volition and completely voluntary.
The approval of this petition does not relieve the undersigned from compliance with all other provisions of the Zoning Ordinance or other applicable codes and ordinances and does not constitute granting of a variance, and
The undersigned hereby grants Thornapple Township staff and Planning Commission member the right to access the subject property for the sole purpose of evaluating this petition.

Applicant Signature [Handwritten Signature]

Date 3/13/24

Applicant Signature

Date

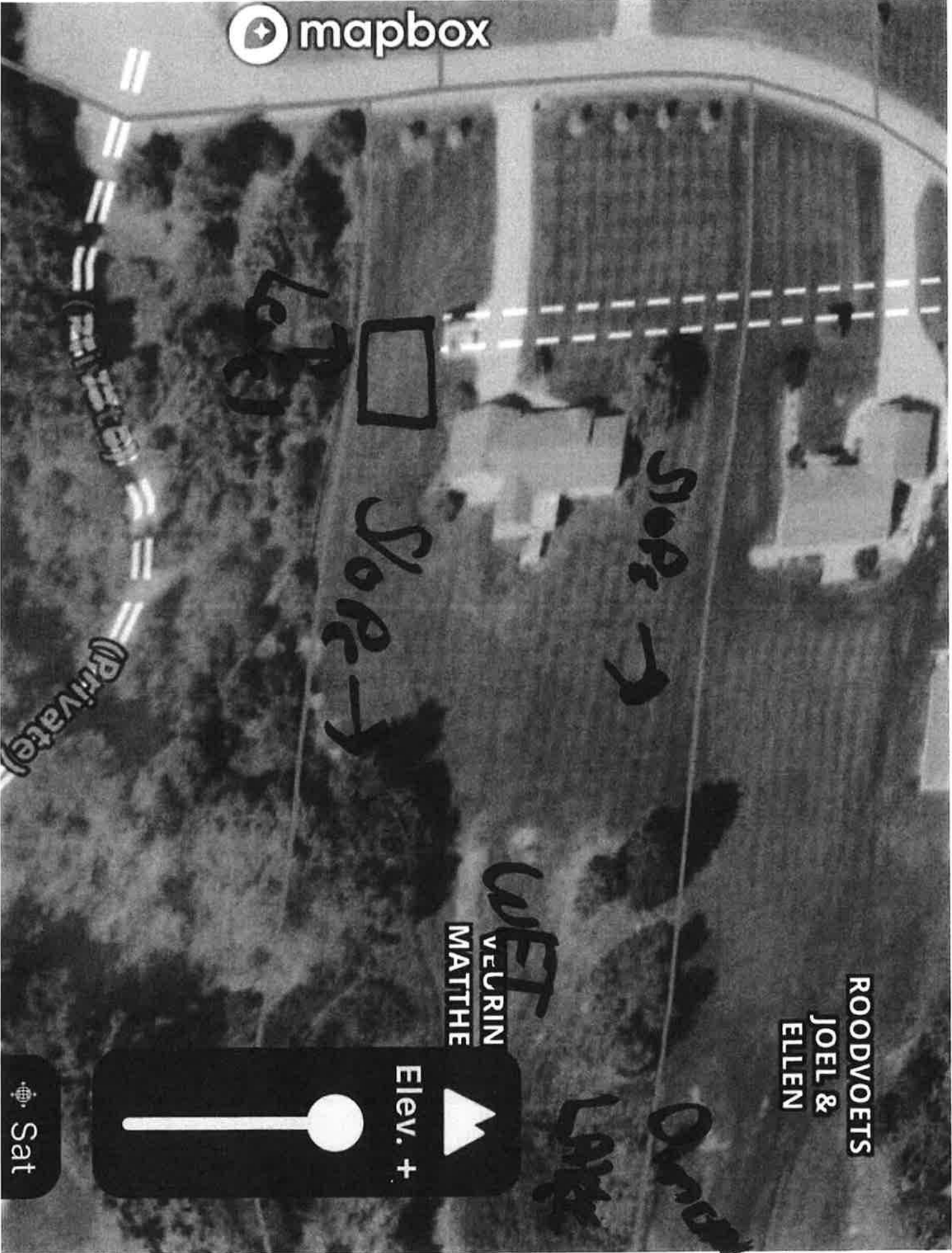
If the petitioner is not the property owner, the property owner must sign below:

Property Owner Signature

Date

OFFICE USE ONLY:

Fee \$ 250 Fee Paid by [] Cash [] Check Receipt # 24607 Received by: Denise To
Credit Card - 2 -



Left



Store ->

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WVF

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MATTHE

LAK

Dover

ROODVOETS
JOEL &
ELLEN

Elev. +

Sat

Section 19.3 Basis of Decision

The decision of the Planning Commission on a special land use shall be incorporated in a statement which sets forth the findings, determinations and conclusion relative to the special land use application being considered. The statement shall specify the basis for the decision of the Planning Commission and any conditions imposed.

Prior to the approval of a special land use application, the Planning Commission shall ensure that the standards specified in this section, as well as applicable standards established elsewhere in this Article, shall be satisfied by the special land use application being considered.

The Planning Commission shall review the particular circumstances of the special land use request under consideration in terms of the following general standards, and shall approve a special land use only upon finding compliance with each of the following standards, as well as applicable standards established elsewhere in this Article:

(1) The special land use shall be designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property.

The pole barn will be placed on the south end of our house. It will flow well with the property and will look really nice in its location.

(2) The special land use shall not impair the essential character of the surrounding area.

The location will not block any view of the current property. It will be next to overgrowth/wooded area near the property line

(3) The special land use shall not create serious nuisance nor be hazardous to the adjacent property or involve uses, activities, materials, or equipment which will be detrimental to the public health, safety and general welfare.

It will be used to store our boat. Nothing hazardous

(4) The special land use shall not have a substantial adverse effect on storm water drainage; street capacity and volume of traffic; traffic safety and vehicle circulation; sanitary sewage disposal and water supply; or other adverse effects.

No issues here.

(5) The special land use shall not have a substantial adverse effect on the need and extent of law enforcement and fire protection services, or other public safety and emergency services. **No issues here. Plenty of space to get around our house based on the location of the build.**

(6) The special land use shall not have a substantial negative impact on the natural resources and natural features. **We don't need to do any clearing of any natural resources. It would also not effect anything around it.**

(7) Vehicular and pedestrian traffic circulation shall be designed to minimize conflicts on public streets and upon the property thereof. Safe and convenient off-street parking areas, appropriate to the special land use shall be provided.

We live on a private street and plenty of space between lots. There would be no issue here.

(8) The period of day and times of the year during which a special land use activity commences or continues shall be reasonably related to both the use and the neighborhood or area in which it is proposed.

No issues here

(9) The special land use shall not place demands on public services and facilities in excess of current capacities.

No issues here

(10) The special land use is in general agreement with the Township's Master Plan.

The Planning Commission may impose conditions with the approval of a special land use which are necessary to protect the public health, safety and general welfare and to ensure compliance with the standards for approval stated in this Section or any other applicable standards contained in this Article. Such conditions shall be considered an integral part of the special land use permit and shall be enforced by the Zoning Administrator.

April 15, 2024

TO: PLANNING COMMISSION MEMBERS
FROM: PHIL GENSTERBLUM, ZONING ADMINISTRATOR
RE: 6808 DUNCAN SHORES LN.

In regard to the requested Special Land Use (SLU), the Veurink's have applied for constructing an accessory building within the front yard setback. I visited the Veurink's property at the above address and found there to be a few issues with construction in the back or side yards. Alongside their existing attached garage there is a fairly significant height variation from the front/side yard going into the back yard. There is an approximate 10-12' elevation change. (Please see attached pictures showing the overview of the property and the picture I took standing at the back wall looking forward. I'm 6' tall and there is still a number of feet over my head as you can see in the picture. To be able to even get to an accessory building in the back yard would require a very significant amount of fill dirt, quite an astronomical expense I'm sure. There is a bit less slope on the N side of the house however, the drain field/septic system is on the N side of the home in the side yard.

The selected location, in my opinion, would be best suited to have an accessory building placed there than the only other option being the front yard directly in front of the residence. With the required 10' side setback, to fit a 32' deep accessory building it will need to be placed approximately 2' on to the existing turnaround. The front wall would be approximately 115' from the edge of Duncan Shores Dr.



Barry County GIS



Map Publication:

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