



**THORNAPPLE TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Monday, August 26, 2024
7:00 P.M.**

- 1. Call to Order (7:00 P.M.)**
- 2. Approval of Agenda:**
- 3. Approval of Minutes July 22, 2024**
- 4. Citizen Comments:**
- 5. Public Hearings:**
- 6. New Business:**
 - a. None
- 7. Unfinished Business:**
 - a. Special Use #173 – Steven & Chere Hildabrand, 7877 W. Irving Rd Home Based Business
Tabled last month for purposes of a site plan and fencing quotes to be provided.
- 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, July 22, 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: Brian Finkbeiner, Elaine Denton, Linda Gasper, Liz Hansson, Tom Kilgore, Sandy Rairigh, Craig Wandrie. Also Present: Todd Boerman, Lana Quist, Cindy Ordway, Debbie Blough, Chad Waggener, Jordan Rogers, Ashley Rogers, Aaron Johnson, Robert Clawson, Brianna Clawson, Natalie Cairns, Junior Cairns, Roger Campbell, Deb Price, Chere Hildabrand, Steven Hildabrand, Debbie Case, Dan Moody, Marty Wenger, Paul Lettinga.

2. Approval of Agenda:

MOTION by Gasper, **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 Denton to approve the June 24, 2024, meeting minutes as amended Page 2: 5(b) iv "Gensterblum. Rairigh asked if after the 90-day period IT was to be used as an office. Gasper" adding the word "it." **MOTION CARRIED** with 7 yes voice votes.

4. Citizen Comments: None

5. Public Hearings:

a. Special Use #156 – Paul Lettinga, 2190 Patterson Rd Mining Operation

- i. Applicant Presentation – Paul Lettinga said he would like to continue what they started with Aggregate taking the water proposed to the South to continue close to forty acres. This was approved by EGLE. Aggregate has transferred this permit to us, and we will continue to mine on the proposed area on my wife and my property behind the dairy office and behind towards Bass Rd. What we are taking out now is bedding soil, we will be using birds eye bedding sand, sand, and road material gravel. We will not be using a permanent plant. We will be using an all portable, so they will be coming in and mining. There is a blueprint that was reviewed by Todd at the end of the year for the Township on where the plant will set, just off from the easement that Aggregate, and Stoneco used. We would be using that drive going off Patterson. We will be using their electric service. Anything that will be used for dry will be used off the portable plant to do any blending. It would be the first phase, two-year renewal.
- ii. Todd Boerman gave an overview of his letter. Boerman said there was an issue with the manure pond, which was discussed with Lettinga. There was going to be a 100 ft setback, which shrunk to 50 ft. This was not clear until we saw the aerials. We do not have an understanding between the parties on who caused this, but it was requested that this would be restored as soon as possible by Lettinga. Gasper asked how it would be

restored. Boerman stated it could be sloped down from 50 ft onto the bottom of the bank, secure it, and put vegetation on it so it would be sure not to go anywhere. The other alternative is to build the 100 ft setback, all the way back up to grade. There has been washout even in that 50 ft, but it should not be at risk presently. We do want it fixed.

- iii. Staff Introduction –
- iv. Public Hearing **OPEN: 7:25p.m.** No comments received. **CLOSED: 7:25p.m.** Gensterblum mentioned the neighbors did not like this, as they were worried about lowering property value, the cleanliness of drinking water, worries on the safety of children nearby, and that it may be dirty.
- v. Commissioner Questions and Deliberation – Finkbeiner asked how they would manage the performance bond they currently have in place once this one is added. Boerman stated there can be two performance bonds on the same property. Finkbeiner asked if Lettinga plans to protect the wetland, at least for the next two years. Yes. Finkbeiner also asked about the hours of operation. Lettinga wanted flexible hours, but it is mandated to have signage on hours of operation. Gasper stated the hours can be Monday through Friday, from 7 a.m. to 6 p.m. and Saturday from 7 a.m. to 12 p.m., no operations on Sundays or any legal holidays. Lettinga replied that they have no issue working within those hours of operation. Finkbeiner stated he was wary about the conceptual on the Postema property. He would like it removed from the paperwork. Lettinga said this would be fine. Gasper asked about number 9 in Boerman’s letter, on if Aggregate will be removing the truck wash, and if there would need to be a requirement to build another. Boerman said that it will be left because of the mining operation plan, but it would be their responsibility to take it down otherwise. Lettinga said what they are using now is water running down the driveway. Gasper asked about the plan for going around the wetland, Lettinga said there is a road. Kilgore asked how they would deal with the manure pond, and Gasper added on by asking if it overflowed if it would go near the pond. Boerman said it was very doubtful that it would overflow, but worst-case scenario it would mix with the rainwater. Lettinga said they would bring the slope back out in a few weeks. Gasper noted there should be a condition to add a silt fence.

MOTION by Finkbeiner, **SUPPORT** by Finkbeiner to approve Special Use #156 – Paul Lettinga, 2190 Patterson Rd Mining Operation and site plan #124 subject to Gasper’s additions to the *2024 permit Conditions – Lettinga #24*. Restore 100 ft setback from north slope of the manure pond, and #25. Remove proposed access road to Postema property.

Roll Call Vote: Finkbeiner: yes, Denton: yes, Gasper: yes, Hansson: yes, Kilgore: yes, Rairigh: yes, Wandrie: yes. **MOTION CARRIED** with 7 yes roll call votes

- b. Special Use #173 – Steven & Chere Hildabrand, 7877 W. Irving Rd Home Based Business
 - i. Applicant Presentation – Steven Hildabrand said it is a small business, they have three dumpsters. The backyard is concealed by trees. He stated he would like the proper paperwork, and to continue moving forward.
 - ii. Staff Introduction – Phil Gensterblum brought attention that the Hildebrands did not realize they needed a permit for a home-based business. It had been running since May. Their trucks are parked in the back of their property. There is a huge border of trees that

block them, but there is a small driveway that you can see them through. There was an issue brought forward about a new driveway, but he went out earlier that day to look at it and it does not look new at all. It seemed weathered.

- iii. Public Hearing **OPEN: 7:46p.m.** Roger Campbell, 7858 W Irving Rd, stated the dumpsters are facing his barn. The gravel road is not good, and it gets torn up by the traffic. Campbell mentioned that in the winter when the leaves fall, the dumpsters can become an eyesore. It does not seem right to him that it is a commercial business on residential property. Deb Price, 3333 Loop Rd, said she lives at the property across the drive. Price mentioned she was told that the drive should not be legal, because their home is off Irving Rd, but the drive is on Loop Rd. She is concerned that Hildebrand's dispensers will use the drive. It is a country road, it is gravel. It is not set up for a business. Price brought up her worries about the wear and tear on the road, that the dust could get bad, and she is concerned on the property value lowering. Gensterblum brought attention to the gravel road being a concern to bring to the Barry County Road Commission. Debbie Blough, 3461 Railwood Rd, said she is all for home-businesses, but she has questions as far as if there is a problem how it would be resolved, as well as the cleanliness of the dumpsters, if there would be any hazardous waste or what type of waste would be in them. She brought up that if there is any waste from roofing or construction that might have nails, which would be bad for the roads. She also questioned if the dumpsters would be taken any time of day or night, and if they are cleaned before they are brought back. Gensterblum said they are all brand new dumpsters, the Hildebrand's dump the waste before they bring them back to their property, they all have covers, they would not take them out before 7a.m. or after 6p.m., and there would never be any hazardous materials in them. Price asked again what the course of action would be if anything did go wrong, and Kilgore answered they would be able to file a complaint. Gensterblum said he tries his best to collaborate with people, so he would give them twenty-four to seventy-two hours to fix the issue before handing out a written notice. Steven Hildabrand said they are very particular about their property; they have interest in keeping it looking nice. He said he would make sure the dumpsters always look new and would repaint them when needed. He mentioned he has kids that go in the backyard, and that is another reason the dumpsters will always be empty when returned and there will be no nails or hazardous materials in them. Debbie Case, 3454 Loop Rd, said she believes the reason there are so many trucks and wear and tear on the road is not because of the Hildabrand's, but because of the tree farm that is down the road. She said she has no issues with the dumpster business. **CLOSED: 8:00p.m.**
- iv. Commissioner Questions and Deliberation – Denton asked Hildabrand if they are planning to grow the business, and Hildabrand said they wanted about fifteen to twenty dumpsters, but they would never be on the property at the same time. Finkbeiner asked how many dumpsters they have now. They currently have three. Finkbeiner asked how many acres their property is. It is about five, with about two and a half acres in the back. Gasper asked how many trucks they have, as someone had mentioned trucks coming in and out of the drive. Hildabrand said they have one truck. Gasper questioned where the trailers were stored. Hildabrand said there is only one trailer, and it is stored in the back by the dumpsters as well. Rairigh said that the ordinance requires that they must be stored in a building or behind a gated 6 ft high screened fence enclosure. Hildabrand said they would put in more trees as it would be more eye-appealing than a fence. Gasper said she appreciated the comments, but more trees do not meet the requirements of the zoning ordinance. She added that this may need to be tabled until an expert helps to create a site plan on how to store the equipment, either within a building or behind a 6 ft screened fence. Hildabrand said there would be more attention to the house if there was

a fence put up. Kilgore replied that they must be in compliance with the ordinance. Gasper mentioned they should table it again.

MOTION by Gasper, **SUPPORT** by Denton to **TABLE** the decision on SLU #173 – Steven & Chere Hildabrand, 7877 W. Irving Rd Home Based Business until such time as the applicant returns with a site that meets the standards of the zoning ordinance.

Roll Call Vote: Finkbeiner: yes, Denton: yes, Gasper: yes, Hansson: yes, Kilgore: yes, Rairigh: yes, Wandrie: yes. **MOTION CARRIED** with 7 yes roll call votes

6. New Business: None.

7. Unfinished Business: None.

8. Committee Reports: None.

9. Administrator's Report:

a. Zoning Ordinance Audit

b. Zoning Report

c. Code Enforcement Report: A couple of residents on Jackson Rd need to clean up, some having junk cars sitting out. Bowman Dr had chickens roaming. The neighbor who was receiving complaints on their chickens sent in a permit for a fence. Permits have been busy, forty-seven to forty-eight have been submitted in the last few weeks. Not many new homes are being built, only three or four since May. A few pools and accessory buildings are being built.

10. Commissioner Comments

11. Adjournment:

MOTION by Finkbeiner **SUPPORT** by Denton to adjourn the meeting at 8:21 p.m. **MOTION CARRIED** with 7 yes voice votes.

Sandra Rairigh, Secretary

Lana Quist, Recording Secretary

Approved _____

Thornapple Twp Zoning Compliance Permits 2024

Permit #	Submit Date	Address	Parcel #	Applicant Name	Type	Date Approved	Notes
2024--01	1/3/2024	6476 Patterson Rd	08-14-007-010-00	Mike VanLaan	Acc Bld	1/22/2024	SLU 165 Request to construct in front yard
2024--02	1/3/2024	3689 Havens Way Ct	08-14-026-195-07	Jordan Terrell	Acc Bld	1/22/2024	SLU 166 Request to construct in front yard
2024--03	1/23/2024	11762 Green Lake Rd	08-14-020-013-00	Randy & Darlene Parsons	Acc Bld	1/24/2023	14x32 addition to current structure
2024--04	2/7/2024	8375 W Parmalee Rd	08-14-011-002-20	Jeff Schipper	Acc Bld	2/7/2024	40x50 addition to current structure
2024--05	2/13/2024	7222 Bouman Dr	08-14-040-042-00	Dan Teske	Acc Bld	2/20/2024	10x16 Acc Bldg
2024--06	2/28/2024	2017 Spencer Dr	08-14-032-002-97	Schumacher	New SFH	2/28/2024	
2024--07	2/20/2024	6680 Lydia Ct	08-14-007-002-50	Scott & Beth MacGregor	Gar Add	2/21/2024	
2024--08	3/4/2024	5500 N M-37	08-14-015-007-10	Edward Jackson	Add roof to deck	3/4/2024	
2024--09	3/5/2024	11840 Woodside Dr	08-14-020-008-10	Annette Brutus	Deck Replace	3/6/2024	No size alteration, just replacing old deck
2024--10	3/13/2024	11804 Skyview Lane	08-14-017-014-00	Alan Ruhley	Gazebo	3/13/2024	
2024--11	3/25/2024	9412 Adams Rd	08-14-027-009-10	Quynn Kars	New SFH	3/25/2024	
2024--12	4/1/2024	5040 N. M-37	08-14-15-016-20	Philip Butler	Gazebo		Denied--Wanted in front yard
2024--13	4/4/2024	5971 Duncan Lake Rd	08-14-018-006-30	Fox Pools for Huisjen's	Pool	4/8/2024	
2024--14	4/11/2024	6451 Robertson Rd	08-14-012-010-60	Marilyn Shultz	Acc Bldg		Denied--Wanted in front yard Filing for an SLU
2024--15	4/12/2024	4642 Patterson Rd	08-14-019-002-70	Kriekaard	New SFH	4/29/2024	
2024--16	4/17/2024	7600 Irving Rd	08-14-025-001-50	Richard Robrahn	Acc Bldg		Denied--Wanted in front yard Filing for an SLU
2024--17	4/22/2024	12040 Green Lake Rd	08-14-019-08-20	C&T Builds for Jim Rapsen	Rebuild Acc Bldg	4/22/2024	Orig burned down. No footprint expansion
2024--18	4/1/2024	6808 Duncan Shores Dr	08-14-007-001-55	Matt Veurink	Acc Bldg	4/22/2024	Denied--Wanted in front yard Filing for an SLU 4/22
2024--19	4/24/2024	7040 Parmalee Rd	08-14-001-015-10	Mike McKay	Acc Bldg	4/24/2024	
2024--20	4/30/2024	11840 Davis Rd	08-14-032-028-00	Michael Speet	Acc Bldg	5/1/2024	
2024--21	5/1/2024	7175 Rollign Oaks Ln	08-14-001-015-33	Steve & Janice Huyser	Acc Bldg		Denied--Wanted in front yard Filing for an SLU
2024--22	5/1/2024	8026 W Crane Rd	08-14-014-004-05	Amy & Joseph Tel Mors	MIL Res		Denied--Requires an SLU, app coming soon
2024--23	5/1/2024	7672 Loop Rd	08-14-036-006-30	Steve & Julie Mosterd	Acc Bldg	5/1/2024	
2024--24	5/6/2024	2710 N Norris Rd	08-14-033-009-10	Monica & Cory Lamance	Acc Bldg		
2024--25	5/13/2024	12910 Near Ln	08-14-140-007-00	David Britten	Deck	5/15/2024	Bud confirmed via tx heighth is 19" above grade

Permit #	Submit Date	Address	Parcel #	Applicant Name	Type	Date Approved	Notes
2024--26	5/14/2024	10395 Cottonwood Ct	08-14-150-047-00	Mitchell Ware	Stairs to ex deck	5/15/2024	
2024--27	5/20/2024	6300 N Noffke Dr	08-14-085-010-00	Brian & Cara Hansford	Deck	5/20/2024	
2024--28	5/20/2024	2379 N Payne Lake Rd	08-14-031-011-20	Cole Gohan for Lisa Gates	New SFH	5/20/2024	
2024--29	5/21/2024	12043 Beauterra Ln	08-14-175-006-00	Lance Appleby	Fence	5/22/2024	
2024--30	5/29/2024	11583 Finkbeiner Rd	08-14-020-001-20	Michelle Orrell	New SFH	5/29/2024	
2024--31	6/3/2024	7325 W Parmalee	08-14-012-003-00	Uniq Vis Const for Olthouse Fam	New SFH	6/3/2024	

2024--32	6/5/2024	5099 Ravine Dr	08-14-160-003-00	David Stanton	Acc Bldg	6/5/2024
2024--33	6/5/2024	6827 N Noffke Dr	08-14-070-012-00	Greg Lydy for the Ranes'	Roof over exis deck	6/5/2024
2024--34	6/10/2024	7360 Clearview Dr	08-14-006-018-95	Superior Fence dor Maier's	Fence	6/10/2024
2024--35	6/12/2024	12081 Gackler Rd	08-14-018-003-00	Noah & Sherri Mensch	Ag Acc Bldg	6/12/2024
2024--36	6/18/2024	7864 Garbow Rd	08-14-012-005-05	H3 Properties for Matt Averill	New SFH	6/24/2024
2024--37	7/1/2024	6211 Moe Rd	08-14-012-005-02	Charles & Elisabeth Mulder	New SFH	Awaiting prints
2024--38	7/3/2024	12036 Beauterra	08-14-175-009-00	Eric Anderson	Above ground pool	7/3/2024
2024--39	7/8/2024	7350 Bouman Dr	08-14-040-019-00	Burt Whaley	Fence	7/8/2024
2024--40	7/10/2024	4775 N Robertson Rd	08-14-024-008-00	John Saylor	Deck	7/10/2024
2024--41	7/10/2024	6047 Moe Rd	08-14-012-005-07	Ron Cheney VK Builders	New SFH	7/15/2024
2024--42	7/15/2024	5952 Hilltop Dr	08-14-090-030-00	Glenn & Susan Carpenter	Fence	7/15/2024
2024--43	7/16/2024	6904 Duncan Shores	08-14-007-001-52	Green Shield for Randy Logan	Deck	7/16/2024
2024--44	7/17/2024	6200 Wolverine Dr	08-14-011-036-50	Keith Sikkema	4 Season Room	7/17/2024
2024--45	7/17/2024	10745 Finkbeiner Rd	08-14-021-006-00	Mary Douthett	Acc Bldg	7/17/2024
2024--46	7/24/2024	6950 Cherry Valley	08-14-009-002-00	Peace Church	Sign	7/24/2024
2024--47	7/31/2024	12874 Windy Ridge Dr	08-14-007-002-82	Clark Bros Bldg for the Tagg's	Acc Bldg	8/5/2024
2024--48	8/1/2024	4308 Schad Rd	08-14-019-008-15	Archstone Homes for Scheerhorn's	SFH & Acc Bldg	8/5/2024
2024--49	8/1/2024	7255 W Parmalee	08-14-012-002-10	Great Day Imp for Gutchke's	4 Season Room	8/5/2024
2024--50						

Permit #	Submit Date	Address	Parcel #	Applicant Name	Type	Date Approved	Notes
2024--51							
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