

THORNAPPLE TOWNSHIP PLANNING COMMISSION

Regular Meeting, May 20, 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, Sandy Rairigh, and Craig Wandrie. Absent: Elaine Denton and Liz Hansson, Also Present: Phil Gensterblum, Amy Brown, Robert Clawson, and Richard Robrahn.

2. Approval of Agenda:

MOTION by Rairigh **SUPPORT** by Gasper to approve the agenda as presented. **MOTION CARRIED** with 5 yes voice votes.

3. Approval of Minutes:

MOTION by Gasper **SUPPORT** by Wandrie to approve the Minutes from the April 22, 2024, Meeting Minutes as presented. **MOTION CARRIED** with 5 yes voice votes.

4. Citizen Comments: None

5. Public Hearings:

- a. Special Use # 168 – 7600 Irving Rd. – Accessory building in the front yard setback.
 - i. Applicant Presentation – Mr. Robrahn said he would like to build a pole barn north of his house and on the other side of the driveway as indicated on the map included in the board packet. The location is not visible from the neighbors or from the road because of the trees.
 - ii. Staff Introduction – Gensterblum said he had visited the home site, and the home sits on the top of a hill. There is a spot across from the driveway to the north of the home that is relatively flat, although it would require some excavation. Also, there are a lot of mature trees on the property behind the home, while the proposed location would only require the removal of one or two trees. He feels the proposed location is the best option considering the property.
 - iii. Public Hearing **OPEN: 7:07 p.m.** No comments received. **CLOSED: 7:07 p.m.** Gensterblum said one neighbor stopped in, but learned it was a different property from what they thought and had no issue with the proposed building. No other residents responded.
 - iv. Commissioner Questions and Deliberation – Rairigh asked if they had a color picked out for the pole barn. Robrahn said they hadn't decided yet. but it would be something to match the home. Either white or more likely a dark grey. He will be working with the builder to finalize the color soon. Wandrie asked if Robrahn had a home-based business. Robrahn said that he was retired and did not. He said the purpose was to store his RV and some other equipment.

MOTION by Finkbeiner, **SUPPORT** by Rairigh to approve Special Use #168 – 7600 Irving Rd. – Accessory building in the front yard setback.

Roll Call Vote: Finkbeiner: yes, Denton: absent, Gasper: yes, Hansson: absent, Kilgore: yes, Rairigh: yes, Wandrie: yes. **MOTION CARRIED** with 5 yes roll call votes (two members were absent.)

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: Members discussed the Williams & Works quote and asked Gensterblum to ask Nathan how much it would cost for reformatting. They would like to know how much more it would be to make it searchable as well. Gasper and Rairigh agreed they would like the style to compliment the Master Plan’s style.

b. Zoning Report: Gensterblum said he expects there to be three Special Land use permits to be on the agenda for the June meeting.

c. Code Enforcement Report: Gensterblum said he had a question about a neighbor’s chickens but there was no violation. Also, a question about a temporary greenhouse and a drain field that have both been resolved as non-issues.

10. Commissioner Comments: Finkbeiner reminded members that he would not be able to attend the June Planning Commission Meeting.

11. Adjournment:

MOTION by Finkbeiner **SUPPORT** by Gasper to adjourn the meeting at 7:16 p.m. **MOTION CARRIED** with 5 yes voice votes.



Sandra Rairigh, Secretary



Amy Brown, Recording Secretary

Approved 6/24/2024