

THORNAPPLE TOWNSHIP PLANNING COMMISSION

Regular Meeting, Monday, February 25, 2019

1. The meeting was called to order by Chairperson Kilgore at 7:00 p.m. at the Township Hall.
2. Present: Bryan Finkbeiner, Linda Gasper, Elizabeth Hansson, Tom Kilgore, Sandra Rairigh and Craig Wandrie. Absent: Jim French (excused). Also present: Todd Boerman, Catherine Getty, Tony Halloran, Stephanie Skidmore, Bob Wenger, and Martin Wenger.
3. **MOTION** by Gasper, support by Rairigh to approve the Agenda. **MOTION CARRIED** with 6 yes voice votes.
4. **MOTION** by Rairigh, support by Finkbeiner to approve the October 22, 2019 Minutes as printed. **MOTION CARRIED** with 6 yes voice votes.
5. Citizen Comments: None.
6. Officer Elections: **MOTION** by Finkbeiner, support by Rairigh to nominate the existing slate of officers as written. **MOTION CARRIED**. Roll Call Vote: Gasper, Yes; French, Absent; Finkbeiner, Yes; Hansson, Yes; Kilgore, Yes; Rairigh, Yes; Wandrie, Yes. 2019 Officers: Chairperson – Kilgore; Vice-Chairperson – Gasper; and Secretary – Rairigh.
7. Public Hearings:
 - A. Special Use #62/Site Plan #43 Mineral Extraction Renewal – StoneCo/Wenger.
 - i. Staff Introduction: Getty stated that StoneCo is in need of a two-year renewal and after two years, the mining work may be concluded.
 - ii. Engineer and Site Plan committee report: Boerman stated that he reviewed the submitted materials in addition to the September 2018 site visit report and found no issues to note. Boerman stated that the North Parcel area has been reclaimed; established as a farm field; and has been monitored for the past six years. Further, Boerman felt that it might be a final two-year renewal and will be monitored after the mining work is completed. The berms will be removed once the mining is completed. In addition, it still needs to be decided the slope/alignment difference between the Lettinga property and Wenger property. Boerman stated that the performance bond amount can be reduced since the amount of property that may need to be repaired has been reduced. Boerman suggested that the performance bond amount can possibly be reduced in half.
 - iii. Applicant Presentation: Applicant did not have any additional information to add to the presentation except that Mr. Halloran stated that StoneCo has been diligent to do the right things with this property. In addition,

many materials from this property have gone to the construction of the Barry County Airport and the local Amazon facility.

Kilgore opened the Public Hearing 7:14 p.m.

iv. Public Comments: None.

Kilgore closed the Public Hearing at 7:14 p.m.

v. Commission questions and deliberation: **MOTION** by Finkbeiner, support by Gasper to approve the Special Use #62/Site Plan #43 Mineral Extraction Renewal with conditions as listed. Finkbeiner asked B. Wenger whether he was satisfied with the Mineral Extraction Renewal. Mr. B Wenger stated that he was satisfied with the mining efforts, however, he is interested in how different sections of the property would be developed to become more farmable. M. Wenger stated that StoneCo, B. Wenger, M. Wenger and Lettinga need to discuss how to properly align and slope the two parcel's neighboring property lines. In addition, the North Parcel has been removed from the application and is included in the Conditions listed within the application. Roll Call Vote: Gasper, Yes; French, absent; Finkbeiner, Yes; Hansson, Yes; Kilgore, Yes; Rairigh, Yes; Wandrie, Yes. **MOTION CARRIED.**

8. New Business:

- A. 2018 Annual Report from Planning Commission and Staff: Getty indicated that the Annual Report depicts the current environment in Thornapple Township with an increase in permits that corresponds with an increase in new houses. Getty did indicate that the County is putting together a task force looking into the housing supply/inventory in Barry County.
- B. Termination of Special Uses
 - i. SU#97 – RHOBY – Quilt Shop Home Occupation: Getty reported that the owners have moved from this location.
 - ii. SU#98 – Bowerman-Snyder – Massage Therapy: Getty reported that Bowerman Snyder has retired.
 1. **MOTION** by Gasper, support by Rairigh to terminate Special Use #97 and #98. Roll Call Vote: Gasper, Yes; French, Absent; Finkbeiner, Yes; Hansson, Yes; Kilgore, Yes; Rairigh, Yes; Wandrie, Yes. **MOTION CARRIED.**
- C. **Master Plan Update – Williams and Works proposal:** Getty stated that Williams and Works proposal included a base fee not to exceed \$1,600.00. Possible components of this proposal to gather public input include: 1) Open House; 2) On-line Survey; or 3) Community Visioning Workshop. The Master Plan Update will require Public Hearings. Getty indicated that surveys have not typically

yielded many responses. Gasper stated that she likes the concept of Community Visioning Workshops and feels that invitations should be sent to teachers, school leaders, Bradford White Corporation, local businesses and other interested community leaders/members. Getty stated that the JPA Committee will be engaging in these Community Visioning Workshops. Getty stated that this Master Plan Update is a requirement but is not a total rewrite. Getty stated that in order to be fiscally conservative, she suggests that the Commission choose only one public input strategy, so it mitigates the need to ask the Board for additional monies for the Planning Commission's budget. Rairigh does not feel that adequate public input would be gathered from any of the three input options. Hansson inquired how the Township would get the word out to notify the public to complete the survey. Gasper inquired as to the type of audience that the Township would like to gather input. Getty informed the Planning Commission Members to expect consistent meetings as the Commission works through the Master Plan over the next few months.

D. Rutland Township Notice of Intent to Prepare Master Plan/FLU map

amendments: Getty stated that Rutland Township is only making slight changes to this document.

9. Unfinished Business: None.

10. Committee Reports:

A. Committee Assignments – Commission members agreed that 2018 Committee Assignments will remain consistent for 2019.

B. **Ordinance Committee** – Getty stated that the Committee met on February 12th to review the solar ordinance. Rairigh stated that the Commission needed to determine how to calculate size restriction and will refer to reference materials for guidance. A public hearing will be scheduled in April 2019 to gather public input.

C. **Site Plan Committee** – No report.

D. **Joint Planning Committee** – Gasper stated that the Committee is working its way through the process and had a productive last meeting.

11. **Administrator's Report:**

A. Zoning Activity Report: Report included in meeting packet.

B. Enforcement Report: Report included in meeting packet.

12. **Commissioner Comments:** None.

13. **Adjournment: MOTION** by Rairigh, support by Finkbeiner to adjourn the meeting at 7:58 p.m. **MOTION CARRIED** with 6 yes voice votes.

Sandra Rairigh, Secretary

Stephanie Skidmore, Recording Secretary

Approved 4/22/2019