

THORNAPPLE TOWNSHIP PLANNING COMMISSION

Regular Meeting, Monday September 25, 2023

1. Call to Order:

- a. The meeting was called to order by Chairperson Tom Kilgore at 7:03 p.m. at Thornapple Township located at 200 E. Main St. Middleville, MI 49333.
- b. Present: Linda Gasper, Tom Kilgore, Sandra Rairigh, Bryan Finkbeiner and Craig Wandrie. Absent: Elaine Denton, Elizabeth Hansson. Also Present: Phil Gensterblum, Amy Brown, Brian Eggers, Jessica Eggers, and Sydney LaDere.

2. Approval of Agenda:

MOTION by Finkbeiner, **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 Finkbeiner to approve the August 28, 2023, meeting minutes as amended: 5 a. Remove brackets from SLU#132/ Site Plan #112 for Top Grade Aggregates Mining Operation and remove designation SLU #93/ Site Plan #76. **MOTION CARRIED** with 5 yes voice votes.

4. Citizen Comments: Jessica Eggers of 12099 Olivia Dr. Eggers stated she moved to Olivia Drive hoping for a quiet country setting that could be her forever home. However, there have been a lot of changes to the neighborhood in the last year or so. The neighborhood isn't as quiet as it used to be. She said she wouldn't mind a seven-child limit on the in-home day care but feels a twelve-child limit is too much. There would be too much activity and noise for their neighborhood.

5. Public Hearings:

a. Solar Energy Systems (Ord 21.37) Amendment

1. OPEN: 7:10 PM – No comments received and Gensterblum confirmed no emails, letters, or calls were received from the public regarding the proposed change.
2. CLOSE: 7:10 PM

6. New Business: None.

7. Unfinished Business:

- a. Peace Church – Gensterblum stated that the traffic study was completed in the first week of September. Peace Church is waiting to meet with the M-37 Corridor Committee to review the results of the study and discuss the plans further sometime this month.

- b. SLU 163 Olivia Dr. Daycare Request – Sydney LaDere stated she had changed the building plans to adjust the size of the daycare so that she meets the 30% size limit of an in-home business. Commissioners discussed which standards for special use should be applied to this special use permit. Kilgore and Gasper agreed that the conditions to be applied are found in the standards under Thornapple Township’s Zoning Ordinances Article XIX Special Land Uses: Section 19.42 Group Home Day Care. Rairigh asked if Olivia Drive is paved. LaDere replied that it was and is maintained by the county. Finkbeiner asked for confirmation from LaDere that no other home-based businesses were planned as the ordinance only allows for one. LaDere confirmed that she would only have the day care business in the home. The salon business is something where she would be traveling to the person’s wedding venue or home.

MOTION by Gasper, **SUPPORT** by Rairigh to approve SLU # 163 Olivia Dr. Daycare with the following seven conditions (and three sub conditions under d.) as set forth in Section 19.42:

- (a) An area for dropping off and picking up of children served by the day care facility shall be provided outside of the public or private road right of way.
- (b) Each outdoor play area shall be enclosed by a fence no less than 36 inches in height, including an access gate.
- (c) All playground equipment shall be located in a side yard, rear yard or no less than the required front yard setback for a principal structure, if within the front yard.
- (d) A group day care home shall not be located closer than 1,500 feet to any of the following:
 - (1) An adult foster care small group home or large group home licensed under the Adult Foster Care Facility Licensing Act, Act No. 218 of the Public Acts of 1979 [MCL 400.701 et seq], as amended.
 - (2) A facility offering substance abuse treatment and rehabilitation service to 7 or more people licensed under Article 6 of the Public Health Code, Act No. 368 of the Public Acts of 1978 [MCL 333.61 et seq], as amended.
 - (3) A community correction center, resident home, halfway house, or other similar facility that houses an inmate population under the jurisdiction of the Michigan Department of Corrections or Barry County.
- (e) A minimum of 1 additional off-street parking space shall be required for each employee working on the same shift in the operation.
- (f) Maintains the property consistent with the visible characteristics of the neighborhood.
- (g) One non-illuminated nameplate or free-standing sign not to exceed 4 square feet in area shall be permitted.

Roll Call Vote: Finkbeiner- Yes, Denton- Absent, Gasper- Yes, Hansson- Absent, Kilgore- Yes, Rairigh-Yes, Wandrie- Yes. **MOTION CARRIED** with 5 yes votes. **MOTION CARRIED** with 5 yes votes.

8. Committee Reports:

- a. Ordinance Committee [Kilgore, Finkbeiner, Rairigh, Gasper(alt)] – Ground solar system size increase for administrative approval from 600 square feet to 720 square feet in **Section 21.37 Solar Energy Systems Ordinance**. Kilgore explained that they had received a request to review the ordinance’s size limits. The committee had decided to recommend an increase in the size. Finkbeiner stated that the higher square footage seemed to be a more standard size. Rairigh stated that the change would only apply to ground mounted solar arrays.

MOTION by Finkbeiner, **SUPPORT** by Gasper to recommend to the Thornapple Township Board that they approve the following amendment to Section 21.37 Solar Energy Systems Ordinance: increase the size for administrative approval from 600 square feet to 720 square feet for the maximum size of ground solar systems. **Roll Call Vote:** Finkbeiner- Yes, Denton- Absent, Gasper- Yes, Hansson- Absent, Kilgore- Yes, Rairigh-Yes, Wandrie- Yes. **MOTION CARRIED** with 5 yes votes. **MOTION CARRIED** with 5 yes votes.

- b. Site Plan Committee [Finkbeiner, Denton, Wandrie, Hansson(alt)]
- c. Joint Planning Committee [Rairigh, Denton, Gasper, Kilgore, Gensterblum(alt)]
9. Administrator’s Report:
- a. Zoning Ordinance Audit
- b. Zoning Report – Gensterblum stated that September had been another busy month in the township.
- c. Code Enforcement Report – Gensterblum said that he is working on a code enforcement issue where it appears someone may be living in an RV.
10. Commissioner Comments: Gasper requested Gensterblum inquire about 6361 Cherry Valley Rd. where it appears there may be a Wedding Event Venue being created. Gasper also asked Gensterblum for an update on the Granger Sand Mine Operation. Gensterblum said that he had tried several times to meet with the Grangers but had been postponed. Chairperson Kilgore directed Gensterblum to contact the township attorney Jeff Sluggett and to have him review the details of the special use permit and land sale.
11. Adjournment: **MOTION** by Finkbeiner, **SUPPORT** by Wandrie to adjourn at 7:34 PM. **MOTION CARRIED** with 5 yes voice votes.



Sandra Rairigh, Secretary



Amy Brown, Recording Secretary

Approved 11/27/2023