

AGENDA

TALLMADGE CHARTER TOWNSHIP PLANNING COMMISSION

FEBRUARY 25, 2014

CALL TO ORDER

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES FROM THE JANUARY 28, 2014 MEETING

NON-AGENDA ITEM INQUIRIES

NEW BUSINESS

- Site Plan
 - Grace Protestant Reformed Church – 11225 8th Avenue – 70-10-23-400-034 & -043
 - Proposal to construct additions to Church and parking lot
- Public Hearing
 - High Grade Materials – 0 Linden Drive – 70-10-29-400-016 PT
 - Proposal to rezone property from Industrial to R-1 Single Family Residential

OLD BUSINESS

- Accessory Buildings on 10 acres or more of lot area
- Master Plan
 - 2011 Notice of Intent to Plan
 - Reorganization of Plan
 - Lake Michigan Drive

PLANNING COMMISSION COMMENT

ADJOURNMENT

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
FEBRUARY 25, 2014

7:00 pm Marvin Bennink called meeting to order.

Members present: Marvin Bennink, James Szejda, Matthew Fenske, Tim Irwin and Joel Terpstra.

Members absent: Dewey Bultsma and Donald Smith.

Also present: Greg Ransford and Dave Hanko

Matthew Fenske provided a motion to approve the agenda. Joel Terpstra seconded the motion and was carried unanimously.

Matthew Fenske provided a motion to approve the minutes from the January 28, 2014 meeting. Joel Terpstra seconded the motion and was carried unanimously.

7:10 pm New Business:

- **Site Plan**
 - **Grace Protestant Church**

Dave Hanko with Feenstra and Associates stated that Grace Protestant Church is interested in adding an approximately 5,000 square foot sanctuary to existing church as well as adding additional parking.

James Szejda stated that the Ottawa County Health Department will need to be notified in regards to the addition and to make sure the current septic system will accommodate the growing amount of members.

Marvin Bennink asked if the Fire Chief had reviewed the site plan and has it been approved as stated.

Joel Terpstra questioned regarding the landscaping and if it meets the requirements.

Greg Ransford stated that the site plan is designed as required regarding the landscaping.

Joel Terpstra asked if the new façade of the addition would match the existing building.

Dave Hanko did state that the façade will be carried to the new addition and will match.

Joel Terpstra asked if the plans included handicap parking.

Greg Ransford stated that all requirements have been met.

Matthew Fenske provided a motion to approve the Site Plan with the following conditions; Approval of the septic system from Ottawa County Health Department, Fire Chief's approval of the site plan and that the façade of the new addition is to match that of the current structure. Joel Terpstra seconded the motion and was carried unanimously.

7:25 pm

- **Public Hearing**

- **High Grade Materials**

High Grade Materials located at 0 Linden Drive, which is currently zoned Industrial is seeking to be rezoned as R-1 Single Family Residential.

Greg Ransford stated that if parcel is to be rezoned R-1, it will abut to continuous acreage of R-1 property.

Marvin Bennink stated that he is concerned of the natural drainage of the parcel that runs to the West.

Matthew Fenske questioned if the two parcels were to be combined would it then be a buildable lot.

Marvin Bennink stated that there would be no issue to rezone the said parcel as long as the sale of the property went through and the two lots were then combined.

Joel Terpstra stated that to be a conforming lot there would need to be frontage of 120 feet.

Greg Ransford stated that if it were to be rezoned and combined with another parcel it would be a conforming lot.

Matthew Fenske stated that this parcel is intended to be zoned R-1 Signal Family residential on the Master Plan.

Joel Terpstra stated that if the parcel was to be rezoned it would be a non-conforming lot.

7:45 pm Marvin Bennink opened for public comment.

There was no public comment.

Matthew Fenske provided to table the request to rezone until further information can be gathered. Joel Terpstra seconded the motion and was carried unanimously.

8:00 pm Old Business:

- **Accessory Buildings on 10 acres or more**

Greg Ransford presented the Planning Commission a list of possible scenarios regarding accessory building square footage in regards to how many acres the buildings would be built on in the RP Districts. Also if the acreage is more than five the square footage can be split between two buildings.

- **Master Plan**

Discussions regarding the Master Plan took place and Joel Terpstra stated that special meetings should take place for the Master Plan reorganization.

8:30 pm Matthew Fenske provided a motion to adjourn. Joel Terpstra seconded the motion and was carried unanimously.

Respectfully submitted,

Val Schwallier
Administrative Assistant