

AGENDA

TALLMADGE CHARTER TOWNSHIP PLANNING COMMISSION

APRIL 22, 2014

CALL TO ORDER

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES FROM THE MARCH 25, 2014 MEETING

NON-AGENDA ITEM INQUIRIES

NEW BUSINESS

- Site Plan Applications
 - Fireboy Xintex – O-379 Lake Michigan Drive – 70-10-24-400-072
 - Building addition of approximately 9,375 square feet
- Discussion Items
 - Accessory Building Maximum Height
 - Home Occupations
 - Special Use vs. Use-by-right
 - Medical Marijuana

OLD BUSINESS

- Map Amendment Application
 - High Grade Materials – 0 Linden Drive – 70-10-29-400-016 PT
 - Proposal to rezone property from Industrial to R-1 Single Family Residential

PLANNING COMMISSION COMMENT

ADJOURNMENT

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
APRIL 22, 2014**

7:00 pm Marvin Bennink called the meeting to order.

Members Present; Marvin Bennink, James Szejda, Matthew Fenske, Dewey Bultsma and Joel Terpstra

Members Absent; Tim Irwin and Donald Smith

Also Present; Greg Ransford, Matt Overway and Tim Shively

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

James Szejda provided a motion to approve the Minutes from the March 25, 2014 Planning Commission Meeting. Matthew Fenske seconded the motion and was carried unanimously.

7:05 pm Non Agenda Items:

Matt Overway voiced his concerns regarding the keeping of animals and the number of animals he may have.

7:08 pm New Business:

- **Fireboy Xintex Site Plan**

Tim Shively with Fireboy Xintex stated that they are looking to add 9,375 square foot building addition to the east of the current building. Looking to expand because of production of safety products, also looking to add a lab and testing facility that will be required to be temperature control.

James Szejda questioned if pollutants will be absorbed into the ground.

Tim Shively stated that all products be a cleaning agent approved by the EPA.

Joel Terpstra was wondering if the building will have a ventilation system and how will it run through out.

Tim Shively did state that there will be a ventilation system that will be attached at the east end of the building.

Greg Ransford stated that the Fire Chief approved the project as long as it complies with the International Fire Code. There is no concern with access to the new addition.

Joel Terpstra questioned if in the future will there be another dumpster located near the new addition.

Tim Shively stated that there will only be one dumpster at the current location that is assessable from both ends of the building.

Dewey Bultsma asked if the easement to the rear of the building will be continued with asphalt.

Tim Shively did state that there is a 22-foot wide drive with asphalt already in place.

Dewey Bultsma questioned the storm water run off.

Greg Ransford stated that Ottawa County Water Resource commission provided a waiver regarding water run off.

Greg Ransford also stated that they will be providing more landscape screening to meet the township requirements and also current façade will continue through out the new building addition.

Joel Terpstra stated that screening for the dumpster will be required.

Joel Terpstra also stated that the lighting will need to meet the township requirements as well.

Tim Shively agreed to change current outdoor lighting fixtures that are located on the outside of the existing and then will be adding the approved lighting fixtures to the new addition of the building.

Joel Terpstra provided a motion to approve as written with the approval of the new outdoor lighting fixtures. James Szedja seconded the motion and was carried unanimously.

- **Accessory Building Maximum Height**

Current ordinance states that any Accessory building shall not exceed that of the current dwelling or the maximum height 24 feet.

James Szedja stated that the current ordinance should not be changed. Afraid that if the height is changed the Accessory building will over power the home. All members of the board agreed that the height should not be changed as well and the current ordinance shall remain as written.

- **Special Use vs. Use-by-right**

Greg Ransford stated the Michigan Supreme Court ruled that local officials may not ban the use of medical marijuana within their boundaries. He also stated the home occupancy is a use by right.

8:45 pm Old Business:

- Map Amendment for High Grade Materials

Greg Ransford stated that the property owners will contact the Planning Commission when ready to pursue the re-zoning of parcel 70-10-24-400-072 from Industrial to R-1 Single Family Residential.

Dewey Bultsma provided a motion to table the application. Joel Terpstra seconded the motion and was carried unanimously.

8:50 pm Planning Commission Comment:

No comments were made.

8:55 pm Joel Terpstra provided a motion to adjourn. James Szejda seconded the motion and was carried unanimously.

Respectfully submitted by:

Val Schwallier
Administrative Assistant

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