

**TALLMADGE CHARTER TOWNSHIP  
REGULAR BOARD MEETING  
HELD ON JUNE 12, 2007  
7:30 P.M.**

- I. CALL TO ORDER** William Wiersma, Supervisor, called the meeting to order with prayer and the Pledge of Allegiance.

**Members present: William Wiersma, Lenore D. Cook, Gerald Walt, Clifford Bronkema, Roy Bolthouse. Members absent: Toby Van Ess, Lester Langeland.**

- II. CONSENT AGENDA** Gerald Walt moved, Clifford Bronkema supported, to approve the minutes of the May 15, 2007 regular board meeting, approve the bills as presented, accept as information the treasurer's report, legal updates and correspondence if any. Motion CARRIED.

**III. PUBLIC PARTICIPATION**

**IV. UNFINISHED BUSINESS**

**V. NEW BUSINESS**

- A. Public Hearing – Grand Valley Gospel Temple is requesting a special use permit to construct a deck and pavilion on parcel # 70-10-21-300-062. This parcel is located at 0-3190 River Hill Drive and is zoned R-1. The Planning Commission recommended at their May 14, 2007 meeting that the Board approve the request with the attached conditions. Lenore Cook moved, Gerald Walt supported, to go to the Public Hearing. Greg Ransford, Township Planner gave a brief synopsis of the Planning Commission's recommendations. A letter was sent to the Church (see attached) outlining the conditions that need to be met before a special use will be issued.

The Church members said they wanted to set up a memorial to their father and also have a place for the children to play.

Neighbors were concerned about noise and the general appearance of the Church grounds.

Gerald Walt moved, Lenore Cook supported, to close the public hearing. Motion CARRIED.

A motion was made by Gerald Walt to grant special use approval to Grand Valley Gospel Temple for the construction of a pavilion on its property in the R-1 Zone of the Township, located at 3190 River Hill. The motion to grant approval is based upon the standards set forth in Sect. 7.03 (a) of the Tallmadge Charter Township Zoning Ordinance. The approval of the special use by the Township Board is based upon the following conditions:

- 1.) The applicant shall comply with the special use application.

- 2.) The applicant shall comply with all Federal, State, County and Township laws and ordinances, specifically including the Zoning Ordinance.
- 3.) The applicant shall comply with the Planning Commission recommendation and conditions of May 14, 2007.
- 4.) The applicant shall not be granted a special use permit by the Township until the Zoning Administrator determines that the property does not include any unlicensed or junk motor vehicles and is in full compliance with all Township ordinances and requirements.

Roy Bolthouse seconded this motion, which passed unanimously with a roll call vote.

B. Public Hearing – Request for a Planned Unit Development for property located on the west side of 42<sup>nd</sup> Avenue, south of Johnson, proposing 33 lots on approximately 43 Acres. The Township at this meeting only looks at the basic concept of the request and its compatibility to the Master Plan. From here the applicant must go to the Planning Commission. Gary Voogt said Van Ess Properties has purchased 43 acres of property currently zoned Rural Preserve master planned Residential (R-1). The developer is proposing 33 home sites larger than required in a R-1 area with a public paved street will work with Road Commission regarding traffic and will work with engineer to keep water runoff on his property. Gerald Walt moved, Clifford Bronkema supported to open meeting to the public. Approximately 50 residents were present. Their concerns were: what type of home will be built, how 33 homes will affect their wells – some of which are only 52 feet deep-, will 44<sup>th</sup> remain private, traffic increase, drainage, and general change to the neighborhood. Roy Bolthouse moved, Clifford Bronkema supported, to close the meeting to the public. Motion CARRIED. A motion was made by Gerald Walt to grant Township Board approval to the preliminary development plan pursuant to Sect 14.06(e) of the Tallmadge Charter Township Zoning Ordinance, and to waive certain regulations pursuant to Section 14.04(f). The motion to grant approval is based upon the standards set forth in Sect 14.03, Sect 14.04 and Sect 14.05 of the Zoning Ordinance. The motion to waive certain regulations is based upon the finding that the overall PUD satisfies the purposes of the PUD District in Sect 14.01 of the Zoning Ordinance. The approval of the PUD plan by the Township Board is based upon the following conditions:

- 1.) The applicant shall comply with the rezoning application, except as provided below, including the site plan dated September 12, 2006; the April 26, 2007 project narrative from Moore and Bruggink, Inc; and the PUD application from the applicant.
- 2.) The applicant shall comply with all Federal, State, County and Township laws and ordinances.

- 3.) The applicant shall comply with the Planning Commission recommendation and conditions of the May 14, 2007, unless revised below.
- 4.) The applicant shall provide any drainage improvements requested by the Drain Commissioner.
- 5.) The applicant shall comply with all the requirements of the Township engineer. The township agrees that the Township Engineer may also work for the applicant on this PUD.
- 6.) When the township reviews the final development plan from the applicant, the applicant shall provide the Township with a copy of the covenant and restrictions placed upon the development.
- 7.) The applicant shall enter into a water and sewer special assessment contract with the Township, substantially in the form prepared by the Township Attorney with a draft date of June 12, 2007.

Lenore seconded this motion, which passed by a roll call vote with Roy Bolthouse dissenting.

- C. Lenore Cook moved, Clifford Bronkema supported to renew contract with Advance Newspaper. Motion CARRIED.
- D. Lenore Cook moved, Clifford Bronkema supported, to adopt Resolution for Election Inspectors for the August 7, 2007 Special Election for Grand Rapids Community College Millage. Motion CARRIED.
- E. Lenore Cook moved, Clifford Bronkema supported, to install new cabinets in the rental hall. Motion CARRIED.
- F. Clifford Bronkema moved, Gerald Walt supported, to adopt Resolution opposing House Bill 4780-88 that singles out townships and threatens to strip away tax collection, elections and assessing from townships and gives those duties to the County. Motion CARRIED by unanimous roll call vote.
- G. Windemere Street – Informational meeting will be held on Tuesday, June 26, 2007 at 7:00 p.m. to discuss the repaving of Windemere.
- H. Fire Chief – The Wright Township Fire Board has reappointed Al Brouwer as Fire Chief of the Wright Township Fire Department. They have also agreed to the joint agreement for another year.

#### **VI. INFORMATIONAL ITEMS**

- A. Fire Dept Report
- B. Sheriff Dept Report
- C. List of Building Permits for May of 2007
- D. Planner and Zoning Enforcer Report
- E. Report from the County

#### **VII. ADJOURNMENT - Meeting adjourned at 9:05 p.m.**

**Respectfully submitted,  
Lenore D. Cook, Clerk**