

# AGENDA

## TALLMADGE CHARTER TOWNSHIP PLANNING COMMISSION

JULY 22, 2014

CALL TO ORDER

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES FROM THE JUNE 24, 2014 MEETING

NON-AGENDA ITEM INQUIRIES

NEW BUSINESS

OLD BUSINESS

- Private Road Application
  - Whispering Brook – Rick Miller
- Home Occupation Language

PLANNING COMMISSION COMMENT

- Polkton Township Notice of Intent to Plan

ADJOURNMENT

TALLMADGE TOWNSHIP  
PLANNING COMMISSION

Regular Meeting  
July 22, 2014

The meeting was called to order at 7:00pm by Chairperson Bennink.

PRESENT

Marvin Bennink  
Dewey Bultsma  
Joel Terpstra  
Jim Szejda  
Matthew Fenske  
Gregory L. Ransford, Planner

ABSENT

Tim Irwin  
Donald Smith

Also present was Rick Miller and Mike Zelent.

Fenske provided a motion to approve the agenda. Motion was seconded by Szejda and carried unanimously.

Bultsma provided a motion to approve the minutes of the June 24, 2014 meeting. Motion was seconded by Fenske and carried unanimously.

At 7:01pm Chairperson Bennink opened the floor for any citizen comments regarding items not on the agenda.

There were none.

At 7:32pm Chairperson Bennink noted there was no New Business.

At 7:33pm Chairperson Bennink removed the Rick Miller Private Road application for Whispering Brook from the table.

Rick Miller explained his discussion and visit from the Fire Chief and the requirements for emergency service access. The Chief is requiring a 20-foot wide by 50-foot long stub road be constructed to the existing substandard cul-de-sac and to trim the tree width and height to the Chief's satisfaction. The stub road would be built on my neighbor's property.

Terpstra – Are you the owner of the property where the stub will be constructed?

Mike Zelent – Yes and I am okay with it.

General discussion was held regarding the Chief's report, attorney response and other various matters related to the request.

Fenske provided a motion to approve the private road request and proposed lot with the conditions that the trees are trimmed to the satisfaction of the Township Fire Chief, to pave the stub according to the standards provided within the Ordinance, unless variances are provided by the Board of Trustees, to install the stop sign and to execute the property road maintenance agreement.

Fenske further provided in the motion to recommend that a variance is granted for the road pavement width and the cul-de-sac alternative stub finding that the standards provided in Section 1.09 of the Private Road Ordinance have been met. Fenske additionally motioned to recommend denial of the request to construct the stub with crushed concrete finding that the proposed material does not meet the standards provided in Section 1.09.

Motion was seconded by Terpstra and carried unanimously.

**At 7:30pm Chairperson Bennink recognized Ransford to discuss the proposed revisions to the home occupation language.**

Ransford indicated that provisions were added to alleviate the special use requirements of the language and to revise certain sections of the Zoning Ordinance that reference home occupations as a special use. In addition, the language then authorizes the Zoning Administrator to approve home occupations.

General discussion was held regarding future enforcement.

Bultsma provided a motion to schedule the proposed text for public hearing with the revision of adding "Supervisor" to the language in Section 3.15(a)(14) to allow for a second person to issue permits in the absence of the Zoning Administrator. Motion was seconded by Terpstra and carried unanimously.

**At 7:45pm Chairperson Bennink sought Planning Commission member comment.**

General discussion was held regarding the Master Plan and the Polkton Township Intent to Plan.

**At 8:17pm Szejda provided a motion to adjourn. Motion was seconded by Bultsma and carried unanimously.**

Respectfully submitted,

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_