

TALLMADGE CHARTER TOWNSHIP BOARD
TUESDAY, SEPTEMBER 13, 2005
REGULAR MEETING

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

The Supervisor announced with deep regret the death of our Treasurer, Frank Sessions. Frank had been treasurer for 17 years and loved the Township. He will be missed.

Members present: William Wiersma, Lenore D. Cook, Gerald Walt, Clifford Bronkema, Roy Bolthouse, Lester Langeland. Also present was Ron Bultje, Township Attorney.

- II. CONSENT AGENDA** Gerald Walt moved, Roy Bolthouse supported, to approve the minutes of the minutes of the August 9, 2005 regular meeting, approve the bills as presented, and 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. Truth in Taxation Public Hearing. Gerald Walt moved, Clifford Bronkema supported, to go to the public hearing. Motion CARRIED. William Wiersma explained the necessity of a public hearing in regards to Truth in Taxation. The public was given an opportunity to voice their opinion and to ask questions. Clifford Bronkema moved, Roy Bolthouse supported, to close the public hearing. Motion CARRIED. Lester Langeland moved, Gerald Walt supported to set the 2005 Tax Rate of Truth in Taxation at 1.2088. Roll Call Vote: Ayes: Wiersma, Bronkema, Walt, Cook, Langeland, Bolthouse. Nays: None. Motion CARRIED.

B. Verizon Wireless. The supervisor gave a brief synopsis on the request of Verizon Wireless for a Special Use Permit to construct a wireless communication facility at 3186 Lake Michigan Drive. This parcel 70-10-21-300-008 is zoned R-1. This matter was remanded back to the Planning Commission. At the Planning Commission meeting of September 12, 2005 they again recommended to the Township Board that they deny this request. Roy Bolthouse made a motion to grant the special use permit. The motion states that in accordance with Section 19.06 of the Tallmadge Charter Township Zoning Ordinance, the Township Board finds that the proposed location would be harmonious and in accordance with the objectives, intent and purposes of the Zoning Ordinance. It would provide the coverage needs of Verizon, and it would provide collocation possibilities for several other carriers, thus reducing the need for additional towers.

Also in accordance with Section 19.06 of the Zoning Ordinance, the Board finds that the proposed tower would be compatible with the natural environment and existing and future land uses in the vicinity. The tower would be located on high ground, thus making the tower high enough to afford collocation possibilities for other carriers. Further, the proposed location is not in a residential neighborhood.

Again, in accordance with Section 19.06, the Township Board finds that the proposed tower is compatible with the Township Master Plan, because it is not being located in a residential neighborhood, and because any further residential development in the area would be constructed after the establishment of the proposed tower.

Further, in accordance with Section 19.06, the Township Board finds that the proposed tower would be adequately served by essential public facilities and services, that it will not be detrimental or hazardous or disturbing to existing and future neighboring uses or persons or property, and that it will not create additional requirements at public cost for public facilities or services that will be detrimental to the Township.

In accordance with Section 3.35(b) of the Zoning Ordinance, the Township Board finds that the proposed location is the best alternative. Higher ground is available in the R-1 District, but the property is not necessarily available to the applicant, and the result would be that the tower would be constructed in a more intensely developed neighborhood. Further, commercial property is arguably available for the tower, but the property is so low that a height variance would be required or the collocation of other carriers would not be practical.

Further in accordance with Section 3.35(b) of the Zoning Ordinance, the Township Board finds that the proposed tower would have a design compatible with the existing character of the surrounding area, neighborhood and site, and that it would comply with the collocation requirements of the Zoning Ordinance.

Also in accordance with Section 3.35(b) of the Zoning Ordinance, the Township Board finds that the proposed location is on a religious site which is a more desirable location for a tower in the Agricultural, Rural Preserve, R-1, R-2 and R-4 Districts.

The Township Board establishes numerous conditions on the proposed tower construction. The conditions are that the proposed tower comply with all of the application material submitted by Verizon; that it comply with all Federal, State, and County laws and ordinances; that it comply with all Township ordinances, specifically including the Zoning Ordinance, and especially including all of the general requirements in Section 3.35(c) of the Zoning Ordinance.

Mr. Langeland seconded the motion, which passed with a roll call vote (Cliff Bronkema voting no).

- C. Appointment of Township Treasurer. William Wiersma moved, Gerald Walt supported, to appoint James “Toby” Van Ess as our Township Treasurer. Roll Call Vote: Ayes: Cook, Walt, Bolthouse, Wiersma, Langeland, Bronkema. Nays: None. Motion CARRIED.
- D. Resignation of Lenore D. Cook from Planning Commission. Lester Langeland moved, Clifford Bronkema supported to accept the resignation of Lenore D. Cook from the Planning Commission. Motion CARRIED.
- E. Appointment of James Van Ess as Township representative to Planning Commission. William Wiersma moved, Gerald Walt supported to appoint James Van Ess as Township representative to the Planning Commission. Motion CARRIED.
- F. Appointment of Mathew Fenske to Zoning Board of Appeals. William Wiersma moved, Lenore Cook supported, to appoint Matthew Fenske to the Zoning Board of Appeals as representative to the Planning Commission – replacing James Van Ess. Motion CARRIED.
- G. Second Reading and action needed for Illicit Discharge and Connection Ordinance. Gerald Walt moved, Clifford Bronkema supported, to adopt the Illicit Discharge and Connection Ordinance. Roll Call Vote: Ayes: Cook, Langeland, Bolthouse, Bronkema, Walt, Wiersma. Motion CARRIED.
- H. Second Reading and action needed for Sanitary Sewer Ordinance, which includes an Ordinance to amend the Compilation of Ordinances or Code of Ordinances. Gerald Walt moved, Roy Bolthouse supported, to adopt the Sanitary Sewer Ordinance including the Compilation of Ordinances or Code of Ordinances. Roll Call Vote: Ayes: Walt, Bronkema, Wiersma, Langeland, Cook, Bronkema. Motion CARRIED.
- I. Lester Langeland moved, Lenore Cook supported, to proclaim the week of September 16 through September 22 as the National Rehabilitation Awareness. See attached proclamation. Motion CARRIED.
- J. Signing of Township Checks. Gerald Walt moved, Roy Bolthouse supported that the clerk and the treasurer shall be the designated signers of all checks with the supervisor as backup signer. Motion CARRIED.

VI. INFORMATIONAL ITEMS

- a. Fire Department Report
- b. Sheriff Department Report
- c. List of Building Permits issued in July of 2005
- d. Planner and Zoning Enforcer Report

VII. ADJOURNMENT Meeting adjourned at 8:15 p.m.

Respectfully submitted
Lenore D. Cook, Clerk