

AGENDA

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING

SEPTEMBER 23, 2014
7:00PM

CALL TO ORDER

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES FROM THE AUGUST 26, 2014 MEETING

NON-AGENDA ITEM INQUIRIES

NEW BUSINESS

- Public Hearing
 - Map Amendment Application
 - Maas Development, LLC – 11276 1st Avenue – 70-10-24-485-013
 - Proposal to amend conditional rezoning contract, rezoning from C-2 Commercial to C-2 Commercial (to amend the site plan)
- Site Plan Application
 - Imagestar Corporation – 0 Sessions Pointe – 70-10-24-393-001
 - Proposal to construct office/warehouse of approximately 4,800 square feet
- Public Hearing
 - Text Amendments
 - Section 3.15, Section 5.04, Section 6.03, Section 7.03 and Section 9A03(b)

OLD BUSINESS

- None

PLANNING COMMISSION COMMENT

ADJOURNMENT

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
SEPTEMBER 23, 2014

7:00 PM Matthew Fenske called the meeting to order.

Members present: Matthew Fenske, Dewey Bultsma, James Szejda, Tim Irwin and Joel Terpstra.

Members absent: Marvin Bennink and Donald Smith.

Also present: Greg Ransford, Ron VanSignal, Tim Alspach, Victor Edgar and Phil Lenger.

Joel Terpstra provided a motion to approve the agenda. Dewey Bultsma seconded the motion and was carried unanimously.

James Szejda provided a motion to approve the Minutes from the August 26, 2014 Planning Commission Meeting. Tim Irwin seconded the motion and was carried unanimously.

7:05 pm New Business:

- **Public Hearing**
 - **Maas Development, LLC – 11276 1st Avenue – 70-10-24-485-013**
 - **Proposal to amend conditional rezoning contract, rezoning from C-2 Commercial to C-2 Commercial (to amend site plan)**

Ron VanSignal is proposing to construct a deck approximately 11'4" x 30'8" in size to replace the patio that was proposed on the original plans. He also stated that the conditions have been met for the first phase of the project. He also stated that the dumpster location had been changed from original site and also that the shared drive is complete.

Greg Ransford stated that the item to note is the new deadline date of July 2017.

7:15 pm Opened for Public Hearing:

James Szejda questioned the change from a patio to a raised deck.

Ron VanSignal stated that there is no room to add the patio and that the deck will be smaller in size. It will only be 18 inches off the ground.

Dewey Bultsma questioned if anything else was changed on the site plan besides the deck.

Ron VanSingel stated that indeed it had. The dumpster location was changed. The driveway is top coated instead of base coated.

Dewey Bultsma asked if there is an issue with standing water to the north of the property.

Ron VanSingel stated that they have not had an issue with the drainage.

Dewey Bultsma asked if the stockpile of ground cover on Lot 1 has been taken care of.

Ron VanSingel stated that they are working with Water Resource.

Joel Terpstra provided a motion to approve as submitted and with the changes to Fact D as offered condition that Lot 1 stock pile be topsoiled and seeded with and ground cover. Tim Irwin seconded the motion and was carried unanimously.

- **Site Plan Application**
 - **Imagestar Corporation – 0 Sessions Pointe – 70-10-24-393-001**
 - **Proposal to construct office/warehouse of approximately 4,800 square feet.**

Victor Edgar with Imagestar is looking to construct a new building of approximately 4,800 square feet to expand his business.

Tim Alspach stated that the property already has a natural screen to the north of the property and that there is a 30in berm already in place. Existing landscaping will remain so residents within the area will not be disturbed by the new construction. Also to the south existing natural landscape is already in place.

James Szejda asked how tall the structure would be.

Tim Alspach stated that it would be 22 feet in height.

Greg Ransford stated that the front landscaping meets all requirements per the township ordinance.

Tim Irwin asked if the front façade would continue to the side of the building.

Tim Alspach stated that the same façade would wrap around to the side of the building and continue for about 18 feet.

Tim Irwin questioned the fire chief's review.

Greg Ransford stated that Chief Gavin reviewed the site plan and the applicant is not required to install a fire suppression system due to the square footage of the building. In addition, he stated that the building will require one fire hydrant within 250 feet from the front of the building and if a hydrant is not within the location he will work with the engineer.

Joel Terpstra provided a motion to approve the application as submitted with the condition of stone extend approximately 18' to the north side of the building and adding two panels prior to the continuation of metal siding.

- **Public Hearing**
 - **Text Amendments**
 - **Section 3.15, Section 5.04, Section 6.03, Section 7.03 and Section 9AO3(b)**

Home Occupations: General discussion was held and the Planning Commission Board recommended it for adoption as presented.

9:00 pm Tim Irwin provided a motion to adjourn the meeting. Dewey Bultsma seconded the motion and was carried unanimously.

Respectfully submitted,

Val Schwallier
Administrative assistant