

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
OF JANNUARY 9, 2012

Meeting was called to order at 7:00 p.m. by Marvin Bennink.

Members present: Richard Temple, Joel Terpstra, Marvin Bennink, Jim Szejda, Matthew Fenske and Dewey Bultsma.

Members absent: Donald Smith

Also present: Greg Ransford and Abraham Joshua

Marvin Bennink provided a motion to approve the agenda. The motion was seconded by Joel Terpstra and carried unanimously.

James Szejda provided a motion to approve the minutes from the December 12, 2011 meeting. Matthew Fenske seconded the motion and carried unanimously.

7:05 p.m. Election of Officers:

Chairperson Bennink opened the nominations for Chair. Richard Temple provided a nomination for Bennink to serve as Chairman. James Szejda supported. There being no other nominations, nominations were closed.

Chairperson Bennink opened the nominations for Vice-Chair. Richard Temple provided a nomination for Joel Terpstra to serve as Vice-Chairman. Dewey Bultsma supported. There being no other nominations, nominations were closed.

Chairperson Bennink opened the nominations for Secretary. Matthew Fenske provided a nomination for James Szejda to serve as Secretary. Joel Terpstra supported. There being no other nominations, nominations were closed.

The office of Chairperson was then voted on to re-elect Marvin Bennink. Due to no other nominations Marvin Bennink was awarded the office of Chairperson.

The office of Vice-Chairperson was then voted on to elect Joel Terpstra. Being there were no other nominations, Joel Terpstra was awarded the office of Vice-Chairperson.

The office of Secretary was then voted on and carried unanimously to re-elect James Szejda. Being there were no other nominations, James Szejda was awarded the office of Secretary.

7:10 p.m. Chairman Bennink opened the floor to New Business:

Sign Regulations are as followed; no sign shall exceed the maximum of 75 square feet and be no higher than 20 feet.

No setbacks are required.

Businesses may have monument signs with multiple users but are required to stay within the maximum width and height.

The Planning Commission Board would like there to be a consistency in the flow of signage throughout the township.

Digital Billboards:

Joel Terpstra mentioned that the signage has to go to MDOT prior to approval from township.

Joel Terpstra motioned that a Public Hearing be set to add language to the Township Ordinance. Matthew Fenske seconded the motion.

7:28 p.m. Chairman Bennink opened the floor to Public Comment:

Mr. Abraham Joshua voiced his concern about the safety issues with the metal roof to be installed to replace the current shingled roof that is there now at 830 Hayes. He is also questioning if the township will be liable if there were to be an incident with injury if someone was to climb out onto the metal roof. Greg Ransford noted that the township will not be liable for any injury occurring at 830 Hayes.

Richard Temple was concerned on why there would be a safety issue with the new metal roof and tenants climbing out onto the roof.

Mr. Joshua said that there was an oversight in the beginning of construction regarding the roof. No changes were made on the blueprints regarding the roofing materials if it was supposed to be a shingle roof instead of a metal roof. Mr. Joshua will consider changing the roofing materials on the front porch.

Mr. Joshua said that the stone was installed and that the posts were also complete. Joel Terpstra was concerned with the type of material that was used to wrap the posts. He said that the materials used will not last and will cause more problems. Joel also wanted the Building Inspector to be made aware of the building materials that have been used.

Mr. Joshua stated that the correct materials if the plywood currently used is in violation of building materials.

Richard Temple motioned that no changes are permitted from the contract and that the operational issues and the safety concerns of the residence are an owner issue. Joel Terpstra seconded the motion.

Jim Szejda made the statement that what was approved in the original approval of design will be followed to the exact agreement between Mr. Joshua and Tallmadge Charter Township.

Discussion ended at 7:45 p.m.

At 7:46 p.m. Discussion of the Lamont area took place.

At 8:52 p.m. Joel Terpstra motioned to adjourn. Motion was seconded by Richard Temple and carried unanimously.

Respectfully Submitted,

**Valdyne Schwallier
Administrative Assistant**