

**TALLMADGE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
OF MARCH 13, 2006**

**Chairman Daniel Murray called the meeting to order at 7:30 p.m.**

**Members present: Daniel Murray, Toby Van Ess, Marvin Bennink, Matthew Fenske,  
Dewey Bultsma and Dick Temple**

**Member Absent: Donald Smith**

**Also present was Greg Ransford, Township Planner**

**The minutes of the February 13, 2006 meeting were approved as presented.**

**1. Final PUD Review – Dave Dishaw is requesting final review of a proposed Planned Unit Development, Lake Michigan Estates, for parcel number 70-10-24-300-060. This parcel is located at approximately 0-525 Lake Michigan Drive and is zoned C-2 in the front along Lake Michigan Drive and Rural Preserve in the northerly portion of the property. This item had been postponed at the February 13 meeting.**

**Daniel Murray referred to Greg Ransford’s report and the applicant’s compliance with the conditions from the last meeting.**

**Jack Rogers of Field and Stream Realty presented new plans showing an easement through the adjacent 12 acre parcel out to Third Avenue which lines up the an existing easement. He also presented two changes to the language for the covenants, one in regard to leasing of the units and the other provision to require public road improvement minimums for Sessions Drive and dedication to the County at the cost of the developer or the association at the time the road is sought to be extended to the north. Finalization of the restrictive covenants is still in the works. Dave Dishaw said they may need to be modified after Scholten and Fant review them.**

**Dick Temple wanted to make sure the road was being built to Ottawa County specifications since it may potentially be turned over to the county. Mr. Ransford said the proposed road meets Tallmadge Township Private Road standards. Mike Bruggink of RJM Designs said it does meet Ottawa County standards, however the county will not accept it with the number of units proposed. Repairs may be needed if there is a lot of wear and tear on the road by the time it is turned over. Dick Temple said this road will have a lot of traffic and he would like to see curb and gutter. Dave Dishaw did not believe that curb and gutter would be required if the road were public, however they now have a provision in the covenants that the road will be brought up to Ottawa County public road standards at such time as it is turned over to the county. Mike Bruggink said it will be on all ingress and egress.**

**Dick Temple then asked if the Planning Commission was only approving Phase one at this time. Mr. Ransford said typically the entire project is approved conceptually, but the applicant comes back with as-builts for the following phases.**

**Dewey Bultsma said the future water main shown is not constructed to the property lines. Mr. Bruggink said that is correct, they have permission with an easement for future development, but it could end with a fire hydrant at the property line. Mr. Bultsma wants the water and sewer to the property line. He also asked about the sanitary sewer on the west side. Mike Bruggink said it would likely come from M-45 rather than easement through to the west from the center of the proposed PUD, however he will verify that with Moore and Bruggink.**

Mr. Temple asked if the oil tanks would be relocated. Mr. Bruggink said they will remain operational, but they will be moved out of the detention area. Mr. Dishaw said they have had a phase one environmental study. Mr. Temple said the township should be provided a copy for the files. Mr. Dishaw said the disclosure forms will be available closer to construction. Mr. Bruggink said the ultimate drainage does not change.

Matthew Fenske asked if the language for leasing was typical. Mr. Dishaw said standard documents allow for units to be leased. However, their goal is to sell the units. Scholten and Fant advised a six month minimum, and what they have proposed is more restrictive than most. The other condominium owners must be notified and must approve of any leasing.

Dewey Bultsma asked why the plans indicate an alternate location for the lift station. Mr. Dishaw said they have no control of the property across the street where the township wants the lift station. They are able to build on their own site if they are unable to get the easement across the street. Dewey Bultsma said the Planning Commission wants the lift station on the south side of M-45. Mr. Rogers said that Mr. Wisner would give permission and he should be coming to the Planning Commission again in April. Toby Van Ess said the lift station must be on the south side of M-45 and the developer has to figure out how to get it over there, the sleeve is already there.

Greg Ransford said Scholten and Fant is reviewing the covenants and we need a response from them as well as a recommendation from Moore and Bruggink on the plans.

Mr. Dishaw said the bottom line is who will pay for the lift station. The Planning Commission said it is the developer's responsibility to pay for the lift station to be located on the south side of the street. Mr. Dishaw said Panda will not pay for it, but Mr. Wisner is willing to pay for it if his site plan is approved. Mr. Ransford said he spoke with Mr. Wisner briefly about the changes that needed to be made to his plans, but Mr. Wisner has not submitted anything new to date.

Toby Van Ess asked if the applicant had gotten an estimate to use the existing sleeve. Mr. Dishaw said they had and it is \$50,000-\$60,000. Mr. Van Ess said they cannot count on Mr. Wisner. Dewey Bultsma feels the density increase the applicant received a variance for should offset the cost of the lift station on the south side.

Mr. Bruggink said they will be bringing Ottawa County Drain Commission documents to the next meeting. The DEQ will come later, after the final engineered plans. Mr. Rogers said he speaks with Mr. Wisner every week and feels that the lift station issue will be resolved within 30 days.

Toby Van Ess moved, Matthew Fenske supported, motion CARRIED to SET A PUBLIC HEARING for April with the following conditions:

1. The lift station must be located on the south side of M-45.
2. The sewer and water must be extended to the property line on the east.
3. Approval must be given from Moore and Bruggink on the entire plan.
4. Mr. Ransford will verify whether the applicant needs to return to the Planning Commission for future phases.
5. A written easement for the sanitary sewer to the Consumers Energy property to the west for future service of Camelot Estates unless Moore and Bruggink states this would not be appropriate.
6. Sidewalks are needed on units 59-64 and 95-104.
7. Report status and provide correspondence from the Ottawa County Road Commission and the Ottawa County Drain Commission.
8. Approval from Scholten and Fant on their review of the By-Laws and the Master Deed.

Ayes: Daniel Murray, Toby Van Ess, Marvin Bennink, Matthew Fenske, Dewey Bultsma and Dick Temple. Nays: none.

**2. Master Plan Discussion.**

**Greg Ransford said the maps were not available yet for the Planning Commission. When they do become available, the Planning Commission can then review and fine-tune them.**

**Meeting adjourned at 9:15 p.m.**

**Respectfully submitted,**

**Denise Lanting, secretary**