

**TALLMADGE CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
NOVEMBER 17, 2005**

Charles Gilson called the meeting to order at 7:30 p.m.

Members present: Shirley Bruin, Matthew Fenske, Mary Gavin and Charles Gilson

Member Absent: Clifford Bronkema

The minutes of the October 20, 2005 meeting were approved as presented.

1. Dave Dishaw of Field and Stream Realty on behalf of Land Acquisition, LLC is requesting a variance from the maximum density permitted for a proposed Planned Unit Development. This parcel number 70-10-24-300-060 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.

Mr. Dishaw said they are proposing a Planned Unit Development with 182 units on the back 70 acres. Low Density Residential would allow 136 units on 70 acres and Medium Density Residential would allow 245 units. If the variance is approved, they will go to the Planning Commission in December. They are proposing eight commercial lots in front, with less intense uses as it goes toward the residential portion. They are proposing owner occupied duplex style condominiums, and they will be selling the condo's not renting them. The anticipated selling price range is from about \$155,000 to \$180,000 with approximately 1200 square foot per unit. They tried to come up with a plan that would be a compromise falling between the allowances for Low Density and Medium Density designations, and intend to put in a lift station at their expense. Mr. Dishaw said 182 units would be reasonable to fund this and still allow them to retain trees and natural areas.

Matthew Fenske asked if the one drive served as the entrance and exit. Dave Dishaw said it would be a boulevard at the beginning and added that the Planning Commission has not looked at the plan yet. They will likely put a turn around at the end of the commercial section so the commercial traffic would not go into the residential area. They could ultimately have future development to the north.

Charles Gilson explained the purpose of the Master Plan, and noted that Tallmadge was in the process of revising their Master Plan. He explained that the township needs to allow for development and input from the residents is needed.

A resident from Woodgate asked how the density was determined. Dave Dishaw said they tried to conform to the neighboring property and what is reasonable for the township. Their internal goal would be to begin construction of the roads and infrastructure next year.

Kurt Wolfgang of 0-290 Leonard asked if the applicant had an option on property to the north, which would give them access to Leonard Street as well. Mr. Dishaw said no, not yet. They envision this proposed development would spur future development whether it is them or someone else.

Kevin Heinig of 0-270 Leonard asked what portion of the property is currently zoned C-2. Mary Gavin pointed out the Master Plan and Matthew Fenske pointed out the current Zoning Map. Mr. Heinig asked if they should have one road for the commercial and one road for the residential. Mr. Dishaw said whoever purchases back in the residential portion will be aware of the commercial area in the front; however this may be something the Planning Commission would want to discuss. Charles Gilson reminded the audience that tonight's Zoning Board of Appeals meeting is just for the variance for density and input from the neighbors. Mr. Heinig was also concerned about water run-off. Dave Dishaw said the State has laws that do not allow them to increase the flow of run-off, it needs to be properly designed with a retention area. The rate of flow cannot increase.

Mr. Slager of 0-300 Leonard asked if this was a done deal. Charles Gilson reminded him that this property will ultimately have something on it. Mr. Gilson added that it is good to get the neighbors input; would they like to see more factories, more commercial, possibly apartments? Mr. Gilson feels this might be a good proposal, since the condominiums would be owned and not rented, and it seems they would cater more toward retirees or single persons. One resident would prefer less units selling for a higher price. Mr. Dishaw said 11 ½ acres is proposed commercial and 70 acres for 182 residential units. He added that the plan includes space for a buffer, walking trails, etc.

Mr. Dishaw said he has already been approached by banks, restaurants, chiropractors and insurance companies interested in the commercial section of the development. Another resident had traffic concerns, and asked if a traffic light would be put up at the proposed street and M-45. Charles Gilson said that would be an MDOT issue along with the Ottawa County Road Commission. Mr. Dishaw said he has had positive discussions with the road commission, however it is too early being in the preliminary stages. Mr. Heinig asked if they would build a flat road or follow the contour of the land. Mr. Dishaw said referred to a 6% grade of road and added that less contouring is cheaper and retaining the natural aesthetics is valuable for sales.

Randy Zylstra of 0-512 Leonard Street said this proposed development butts up to his property. He met with Mr. Dishaw and Jack Rogers and feels they have been very fair and straight forward. He knows that development is only a matter of time, and feels this proposal is more palatable than single family homes. He believes the clustering is better, since single family homes would be spread out further, and feels this proposal would bring better neighbors and preserve more of the existing flavor. He would love it if it could wait another twenty years and/or have less density; however it is still much better than multiple unit condominiums or apartments.

Matthew Fenske confirmed that they would all be 2 units and no 4 units. Mr. Dishaw said that is correct. They considered the nature and character of the surrounding property and the demographic profile of possible purchasers and ended up with this proposal of 1200 square foot per unit (per side), not including garages, mostly two bedroom, however possibly some three bedroom units. The \$200,000 - \$400,000 range is not selling right now, there are nine for sale for each one sold. Another resident clarified that they would be condos. Mr. Dishaw said yes and they would have a condominium association which would control all of the common area.

It was noted that no letters were received in response to this request; however the township office did receive one phone call in favor of the proposal.

Matthew Fenske moved, Mary Gavin supported, motion CARRIED to APPROVE the request based on the availability of public utilities and the proximity to C-2 and residential, with the condition they are not to exceed 182 units. Ayes: Shirley Bruin, Matthew Fenske, Mary Gavin and Charles Gilson. Nays: none.

Meeting Adjourned at 8:30 p.m.

Respectfully Submitted,

Denise L. Lanting, Secretary