

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
JANUARY 27, 2015

7:00 pm Marvin Bennink called the meeting to order.

Members Present: Marvin Bennink, Matthew Fenske, James Szejda, Joel Terpstra and Tim Irwin.

Members absent: Dewey Bultsma and Donald Smith

Also Present: Greg Ransford, Mike Gavin, Steve Witte, Zack Voogt and Trevor Howard

Matthew Fenske provided a motion to approve the Agenda. Joel Terpstra seconded the motion and was carried unanimously.

James Szejda provided a motion to approve the Minutes from the November 25, 2014 Planning Commission Meeting. Matthew Fenske seconded the motion and was carried unanimously.

7:05 pm New Business:

- **Site Plan Review Application**
 - **Wash N Wags 70-10-24-300-059**

Seeking to construct and operate a Dog Grooming Facility located at 435 Lake Michigan Drive NW.

Marvin Bennink sought to Table the Site Plan Review Application for Wash N Wags. Joel Terpstra provided a motion to Table the Site Plan Review. Matthew Fenske seconded the motion and was carried unanimously.

- **Site Plan Review Application**
 - **Lake Commerce Park, LLC – O-465 Lake Michigan Drive**

Steve Witte stated that Mr. VanderJagt is seeking to construct a second contractor unit/office building approximately 24,000 square feet that will have eight office units and have three loading docks that will be shared with the six of units. The end units will not have access to the loading docks. A parking lot will include 88 parking spaces.

Joel Terpstra questioned about how the existing parking lot will tie into the new lot. The current parking lot has an excess of overflow from the current owners from the first building and Mr. Terpstra is concerned that it will be a larger issue when both buildings are fully occupied.

Mr. Witte explained that overflow parking would be available to the north for overflow parking from both buildings.

Marvin Bennink asked if the fire chief has any concerns or recommendations.

Chief Gavin would recommend a sprinkling system but cannot determine what will be required until he knows what businesses will be occupying the units. He also stated that a 26-foot radius would be required for the aerial trucks to maneuver in case of an emergency.

James Szejda asked if there was more than one ingress and egress drive to reach the office buildings.

Mr. Witte stated that there is only one drive to access the buildings. There is no access road to the east. In addition, the north side of the existing building backs up to wetlands and would need an MDEQ permit to add a road that runs to the north.

James Szejda asked if Mr. VanderJagt would be willing to restrict parking to the new building.

Mr. Witte stated that it could be written into the contracts.

Marvin Bennink questioned if the loading bays are designed for two trucks at a time.

Mr. Witte stated that they are designed for that purpose.

Matthew Fenske asked what the square footage would be of the new units.

Mr. Witte stated that each unit would be 3200 square feet.

Joel Terpstra questioned if the landscaping met the requirements of the township ordinance. He also asked if landscaping would need to be added to the southeast.

Greg Ransford stated that an obscuring greenbelt to the north is needed to shield the residential area.

Joel Terpstra asked if lighting in the parking lot would be added.

Mr. Witte stated that lighting would meet the requirements of the township.

Marvin Bennink sought to Table the Site Plan Review Application for Lake Commerce Park LLC. Joel Terpstra provided a motion to Table the Site Plan Review with direction to the applicant to add one exterior light at the north side of the building for the parking lot and to address insufficient parking . James Szejda seconded the motion and was carried unanimously.

- **Site Plan Review**
 - **Indian Trails Camp - O-1859 Lake Michigan Drive**

Mr. Voogt stated that Indian Trails Camp is seeking to construct a new activity center that would be approximately 17,277 square feet. The activity center will be a life center that includes a gym with a performance stage, offices, restrooms and a kitchen/laundry area that would be for teaching the campers the everyday basic to help them thrive. The camp provides various services to individuals with disabilities.

Joel Terpstra asked if this property was owned by the City of Grand Rapids.

Mr. Voogt stated that Indian Trails leases a portion of Amen Park from the City of Grand Rapids.

James Szejda asked if the building would be in use all year long.

Mr. Voogt did state that the facility would be opened and used all year.

James Szejda questioned if the parking would be able to accommodate all the visitors.

Greg Ransford stated there appears to be more than sufficient parking.

Mr. Howard commented that the City of Grand Rapids and Tallmadge Charter Township have had discussions regarding the public water mains that run along Lake Michigan Drive and that it may be beneficial to connect to the lines that would provide an unlimited water source to the new activity center.

James Szejda questioned if the 1000 gallon septic tank would be sufficient to accommodate the large number of visitors that will take advantage of the new center. He also stated that another 1000 gallon septic tank should be installed.

Fire Chief Gavin stated that the entrance of Amen Park would need to be at least 26 feet in width to accommodate the aerial trucks that would be used if necessary. If city water does not become available than a new reservoir tank will need to be added.

Joel Terpstra asked if the lighting and landscaping meet the requirements of the township ordinance.

Greg Ransford stated that it does in fact meet all requirements.

Joel Terpstra provided a motion to approve Site Plan with the following conditions, 26' aisle way at one-way lot, improve the purposed 18 foot radius at the entrance/exit, moving the septic system to accommodate the emergency vehicles and public water connector but if public water is not available, tank must be reviewed by Fire Chief. Tim Irwin seconded the motion and was carried unanimously.

9:20 pm LED Signage

Discussion took place regarding LED Signage and further discussions will take place after more information is produced.

9:30 pm 2015 Meeting Schedule – Election of Officers

The 2015 Meeting Scheduled was approved as written and was carried unanimously.

Election of Officers:

Matthew Fenske provided a motion to re-elect Marvin Bennink as Chairman. Joel Terpstra seconded the nomination and was carried unanimously.

Joel Terpstra provided a motion to re-elect Matthew Fenske as Vice Chairman. James Szejda seconded the motion and was carried unanimously.

Matthew Fenske provided a motion to re-elect James Szejda as secretary. Marvin Bennink seconded the motion and was carried unanimously.

9:45 pm Meeting Adjourned

Matthew Fenske provided a motion to adjourn. Joel Terpstra seconded the motion and was carried unanimously.

Respectfully submitted:

Val Schwallier
Administrative Assistant

