

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
OF JANUARY 11, 2010**

Chairman Marvin Bennink called the meeting to order at 7:00 p.m.

Members present: Matthew Fenske, Dewey Bultsma, Marvin Bennink, Jim Szejda and Dick Temple

Members absent: Donald Smith and Joel Terpstra

Also present: Greg Ransford, Township Planner

The minutes of the December 14, 2009 meeting were approved as presented.

1. Non-agenda Public Comment.

Betty Bronkema of 4639 Leonard Street had questions regarding the noticing for the upcoming Public Hearing for Lamont. Greg Ransford explained that notices would be sent to all property owners within the proposed Lamont District and within 300 feet.

The meeting closed to the public.

2. Discussion Item – Proposed Lamont District.

Mr. Ransford had submitted a revised version of the proposed Lamont District containing new language regarding signage. He had also revised Section L.06 (c) regarding commercial architectural standards by adding further language to ensure it is clear those standards apply only to properties along the boulevard. Mr. Ransford corrected the proposed District map as well.

Dick Temple said this latest revised version is consistent with what the Planning Commission had recommended. The Planning Commission came to the consensus to set March 8 as a Public Hearing for the proposed Lamont District.

3. Discussion Item – Proposed Wind Energy Ordinance Text.

Marvin Bennink recalled that the Planning Commission did not want to allow large commercial turbines. Mr. Ransford had submitted revised text with the removal of the large commercial turbines and he also added a definition for a downwind turbine. The proposed maximum height would be 150 feet which would be regulated as a Special Use. A sound engineer would be required to determine ambient level. The Township would require a letter of credit to ensure conformity. There have been concerns regarding noise, shadow flicker, health concerns and vibration.

Jim Szejda moved, Dewey Bultsma supported, motion CARRIED to set a PUBLIC HEARING for the April 12 Planning Commission meeting. Ayes: Matthew Fenske, Dewey Bultsma, Marvin Bennink, Jim Szejda and Dick Temple. Nays: none.

4. Discussion Item – Regulation of Chickens.

Mr. Ransford said the Township had a few property owners either inquire about having chickens or having concerns about chickens. Presently chickens are only allowed in Agricultural and Rural Preserve Districts. The keeping of chickens is permitted in the Agricultural District without limitation, and in the Rural Preserve District, provided the number does not exceed twelve for the first three acres and one for each additional acre. The Township has received a couple of complaints

regarding free-range chickens wandering onto neighbor's property and noise complaints regarding chickens as well.

Jim Szejda referred to another municipality that has forbidden roosters. The Planning Commission agreed that any animals must be kept on the owner's property. Animal Control could be called if an owner does not keep their animals on their own property. Jim Szejda added that the Township may want to require chickens to be confined to an area within a certain setback from the property line. The Planning Commission discussed allowing chickens on Residential and Rural Preserve properties with a minimum parcel size of 2 ½ acres. Mr. Ransford will bring a proposed text amendment to the next meeting.

Meeting adjourned at 8:05 p.m.

Respectfully submitted,

Denise Somers, Administrative Assistant