

**TALLMADGE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
OF FEBRUARY 14, 2011**

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

Members present: Matthew Fenske, Marvin Bennink, Donald Smith, Jim Szejda, Dick Temple and Joel Terpstra

Member absent: Dewey Bultsma

Also present: Greg Ransford, Township Planner

The minutes of the January 10, 2011 meeting were approved as presented.

**1. Non-agenda Public Comment.**

There was no Non-agenda Public Comment.

**2. Public Hearing – Proposed Zoning Text Amendment Ordinance; Section 22.01 – Amendment Procedure; Sections 5.04, 6.03 and 7.03 – Uses Permitted After Special Approval; and Section 3.04 – Bed and Breakfast Establishments.**

Mr. Ransford explained the proposed revision to Section 22.01 which would require that applications be provided four weeks prior to a regular Planning Commission meeting. The remaining text amendments proposed regarding Bed and Breakfast Establishments are for clarification purposes.

Section 3.04 would be expanded to address different types of Bed and Breakfast Establishments that could occur, clarify the zoning districts in which Bed and Breakfast Establishments would be allowed, and also address parking and other related issues.

Dick Temple questioned the restriction in paragraph (a) which states that not more than 25% of the total floor area of the dwelling unit shall be used for bed and breakfast sleeping rooms. Greg Ransford said that was in the current language, he believes to maintain the quaint character and to assure that the primary use would be as a primary residence. Dick Temple feels it would be difficult to operate business with that small of an area allowed and suggested mandating that the Bed and Breakfast would be a secondary use. Matthew Fenske suggested possibly limiting the number of customers.

The meeting opened to the public.

The owner of a property at 4381 Leonard asked if there was a requirement for the number of bathrooms. Mr. Ransford answered that it must meet the Michigan Residential Building Code. They also asked about parking on the side road and the possibility of having a coffee shop in a Bed and Breakfast Establishment. Mr. Ransford said there is no parking allowed in the front yard setback. Dick Temple explained that the Planning Commission had looked into the possibility of allowing businesses such as coffee shops in Lamont; however there was opposition from people who were likely misinformed. The Planning Commission is looking at possibly bringing this item up for discussion again in the future. The aforementioned property owners were talking about doing some modifications to the house. Mr. Ransford noted that permits would be required.

**Dick Temple moved, Donald Smith supported, motion CARRIED to APPROVE the ordinance changes as presented. Ayes: Matthew Fenske, Marvin Bennink, Donald Smith, Jim Szejda, Dick Temple and Joel Terpstra. Nays: none.**

**3. General Discussion regarding commercial and mixed use zoning and possible future Charrette discussion.**

**Meeting adjourned at 8:25 p.m.**

**Respectfully submitted,**

**Denise Somers, Administrative Assistant**