

**TALLMADGE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
OF MARCH 12, 2007**

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

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

**Members absent: Dick Temple and Donald Smith**

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

**The minutes of the December 11, 2006 meeting were approved as presented.**

**1. Preliminary Rezoning Hearing – Ken Hershberger of 12521 24<sup>th</sup> Avenue is requesting a rezoning of parcel number 70-10-16-200-035 from R-1 to Rural Preserve.**

**Toby Van Ess moved, Matthew Fenske supported, motion CARRIED to set this item for Public Hearing for the April 9, 2007 meeting. Ayes: Dewey Bultsma, Toby Van Ess, Daniel Murray, Matthew Fenske and Marvin Bennink. Nays: none.**

**2. Rezoning Public Hearing – Leonard Vander Jagt is requesting a rezoning for part of parcel number 70-10-24-300-016 from Rural Preserve to C2. This parcel is located at 0-421 Lake Michigan Drive NW.**

**Steve Witte of Nederveld Associates presented an outline of the properties that Mr. Vander Jagt owns and the zoning of adjacent properties. There is an existing house on the parcel, which Mr. Vander Jagt intends to keep on the property at the present time; however he realizes he cannot expand the residential use.**

**Greg Ransford recommends approval of the request.**

**The meeting opened to the public.**

**Mr. Vander Jagt said he purchased the property with the understanding that it was zoned commercial.**

**The meeting closed to the public.**

**Mr. Vander Jagt said the existing house is currently vacant. Mr. Ransford said it is presently a single family use, however if the house burned down, it cannot be rebuilt as residential.**

**Toby Van Ess moved, Marvin Bennink supported, motion CARRIED to recommend APPROVAL of the rezoning to the Township Board. Ayes: Dewey Bultsma, Toby Van Ess, Daniel Murray, Matthew Fenske and Marvin Bennink. Nays: none.**

**3. Preliminary Site Plan Review – Leonard Vander Jagt is requesting Site Plan Review to construct contractor units/offices on parcel number 70-10-24-300-058, -016 and -062. These parcels are located at 0-437, 0-421 and 0-525 Lake Michigan Drive NW and are zoned Rural Preserve (pending rezoning) and C2.**

**Mr. Ransford said the Planning Commission is not able to take any action on this Site Plan request until the rezoning is in effect, however there are a couple of items that need to be addressed which are noted in his review. Mr. Van Ess wanted to make sure there was enough room for trucks to maneuver on the east and west sides.**

**Dewey Bultsma said if this project goes in before the Land project, Mr. Vander Jagt will be responsible to run utilities to the property line. Mr. Ransford will check with Moore and Bruggink regarding the sewer lines.**

**Meeting adjourned at 8:10 p.m.**

**Respectfully submitted,**

**Denise Somers, Administrative Assistant**