

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
OF MARCH 14, 2005**

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

Members present: Daniel Murray, Toby Van Ess, Marvin Bennink, Lenore Cook
and Matthew Fenske

Member absent: Donald Smith and Dewey Bultsma

Also present was Greg Ransford, Township Planner

The minutes of the February 14, 2005 meeting were approved as presented.

1. Supervisor Bill Wiersma reviewed the proposed millage request.

The Township Board asked Mr. Wiersma to address the Planning Commission regarding the proposed millage request. The Township Board voted 7-0 in favor of asking for a one-mill increase in operating. The last three or four years the Township has been deficit spending. The majority of the township's revenue comes from State Revenue Sharing, which Tallmadge has been cut \$140,000. Tallmadge has no extra voted millage for its general fund budget. The largest expense is for existing bond payments, the next largest is fire operating services, which Tallmadge pays out of the general budget. The .25 mills for the Fire Department is for equipment, it doesn't pay for any operating services. In total millage, Tallmadge is the lowest of the 17 townships. Even if there is a one-mill increase, Tallmadge will still be at the bottom.

May 3 is the school election, and the township will ask for a one-mill increase then. This will allow the township to balance the budget and restore the fund balance. Mr. Wiersma said the township needs to gain back the fund balance. The Planning Commission thanked Mr. Wiersma for the information.

2. Ottawa County Planning and Grants presentation of Standardized Mapping.

Mark Knudson of Ottawa County Planning and Grants gave a presentation and explained the proposed county wide standardized mapping. Mr. Knudson said the township could still determine lot sizes for zoning. Standardized mapping, which would have all municipalities using the same colors, would help the county with corridor studies and park planning, etc. Mr. Ransford added that it also helps in planning for wireless communication facilities. Lenore Cook would be in favor of the color change, but would like more time to consider the new names for zoning classification, which would involve text changes in the Zoning Ordinance and Master Plan. If the Planning Commission decides to go ahead with the additional changes, they will hold a public hearing at a later date.

Matthew Fenske moved, Marvin Bennink supported, motion CARRIED to APPROVE changing of the colors for the Zoning and Master Plan maps. Ayes: Daniel Murray, Toby Van Ess, Marvin Bennink, Lenore Cook and Matthew Fenske. Nays: none.

3. H & K Investments is requesting a rezoning for parcel number 70-10-01-151-027 from Rural Preserve to Industrial. This parcel is located at 0-14105 Ironwood and is owned by William Frederick. This item had been tabled at the February 14 meeting.

Daniel Murray reviewed the application. Rod Alderink of Taatjes and Tol presented a packet with maps of the area and letters from neighbors. The proposed intent is to use the house as office space and the pole barn as a warehouse. They expect to construct a new building for their operation and flex space later on. Greg Ransford said the request appears suitable in regard to the Master Plan, traffic and the proximity to public water and sewer. Due to the fact the property does not have public water and sewer, it could likely only support light industrial as opposed to heavy industrial.

Lenore Cook suggested the proposed use might be more fitting in C-2 rather than Industrial. She added that the Planning Commission had already decided to reevaluate the Master Plan in the coming months. She feels the proposed request is more fitting in C-2.

Toby Van Ess noted that the majority of the south side of Ironwood is Master Planned Industrial. Being this is one of the target areas that the Planning Commission intended to discuss, he suggested considering C-2 along the frontage of Ironwood, which the majority is already, and keep the properties in back as Industrial on the Master Plan.

The meeting opened to the public.

A neighbor asked why The Baths of Caracalla were able to go in on Ironwood with only a Site Plan, and this request is more complicated. Lenore Cook answered that the property for The Baths of Caracalla was already zoned C-2 prior to their obtaining the property.

Fred Gorton from the Stone Zone said he is not opposed to the request.

Toby Van Ess asked if the buyer would be interested in C-2 rather than Industrial. The Planning Commission took a break for the applicant to call his partner.

The meeting resumed. Kurt Kunst said the applicant would be interested in C-2 with the caveat that potential uses for the rental/flex space could come to the Planning Commission on a case-by-case basis to determine if the proposed use would be appropriate.

Matthew Fenske clarified that their intent was for a food service business conducting mechanical service for food service equipment. The house is proposed office space with three or four people working in the office.

Toby Van Ess is concerned about outside storage. The applicant assumed he would add to the buildings as needed, since most of his equipment cannot be stored outside. Marvin Bennink read from the Zoning Ordinance that no outside storage is allowed in C-2.

Lenore Cook moved, Toby Van Ess supported, motion CARRIED to DENY the rezoning to Industrial, but recommend to the Township Board APPROVAL of rezoning the property to C-2. Ayes: Daniel Murray, Toby Van Ess, Marvin Bennink, Lenore Cook and Matthew Fenske. Nays: none.

4. Master Plan – General discussion regarding the text.

Greg Ransford gave an overview of contract zoning. An applicant can propose and provide an offer, however, the Planning Commission cannot require this. If the applicant fails to meet the contract, the property goes back to original zoning. The applicant could propose a contract to the Planning Commission, and they make a recommendation to the Township Board. Currently the township cannot put stipulations on a rezoning.

The meeting opened to the public.

A resident said that Robinson Township allows 1000 square foot of accessory building per acre, and Zeeland allows parcels over 10 acres to have no size limits. Daniel Murray thanked the resident and added that the information is helpful.

Lenore Cook would like to discuss the elimination of lean-tos on accessory buildings.

5. Review - Illicit Discharge and Connection Ordinance.

Recent Federal legislation requires local communities to prepare Storm Water Management Plans in an effort to reduce the quantity of pollutants within the water resources of the State and enhance the overall protection of the environment. In response, Tallmadge Charter Township has created said Plan. Consequently, the township is required to continue to develop components of the Plan to maintain compliance with the legislation. The primary focus of the Storm Water Management Plan is to regulate discharges into the storm sewer system of the township, which ultimately lead to the waters of the state. We are required to adopt an Illicit Discharge and Connection Ordinance, which establishes prohibited discharges as well as the necessary enforcement powers for the township in the event we discover an illicit discharge. A sample ordinance was provided for review. Mr. Ransford proposed changes in reference to Municipal Civil Infractions as well as the appeals process. Lenore Cook said it has cost the township \$20,000 so far, and it is mandated by the State. The townships have hired FTC & H.

Toby Van Ess moved, Matthew Fenske supported, motion **CARRIED** to adopt the ordinance with Greg Ransford's proposed changes. Ayes: Daniel Murray, Toby Van Ess, Marvin Bennink, and Matthew Fenske. Nay: Lenore Cook.

Meeting adjourned at 9:10 p.m.

Respectfully submitted,

Denise Lanting, secretary

