

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

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

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

Also present: Greg Ransford, Township Planner

The minutes of the February 14, 2011 meeting were approved as presented.

1. Non-agenda Public Comment.

Robert Smit of O-11710 14th Avenue said he owns the property with the round barn on it. The past two years he has been working out of the barn, since he can no longer afford to lease shop space, as he had done for the previous six years. Mr. Ransford had contacted him about operating an illegal business out of the barn, and suggested he come in to the Planning Commission to see if it would be worth applying to amend the text or if the Planning Commission would want to amend the text. Mr. Smit said they work out of the lower level of the barn, and claims there is no noise, and the only employees are himself, his wife and son. No customers come to their house and they do not have a sign. Mr. Ransford explained that Home Occupations are limited to being conducted within the residence. The Zoning Ordinance does not allow for Home Occupations in detached buildings.

Dick Temple asked if there had been any complaints. Mr. Ransford said there had not been any complaints. Mr. Smit said they build desks for radio stations and a lot of orders are from out of state. He said they drive the desks to a delivery company on the other side of town.

Marvin Bennink asked if Mr. Smit could operate the business out of his house. Mr. Smit said no, and if the business grows he wouldn't even be able to operate it out of the barn. Marvin Bennink asked the Planning Commission members if this was something they would consider. Greg Ransford added that if the Planning Commission did consider Home Occupations in detached buildings as a Special Use, they would need an exit plan. Dick Temple said it could be something to consider, however he would like some direction from Mr. Ransford. He added that it would need to be fair and equitable for everyone, not something just for exceptions. Donald Smith agreed.

2. Rezoning Public Hearing – Christine Sund is requesting a rezoning for parcel number 70-10-24-200-026 from Rural Preserve to R-2. This parcel is located at O-100 Leonard Street.

Mrs. Sund said her house is for sale and it sits on 4.67 acres. She would like to sell the house with part of the property and sell the remaining vacant land as a separate parcel. Laurie Zokoe, realtor, said there are a total of five laterals on the property for public water and sewer. Greg Ransford said the request complies with the Master Plan; actually the Master Plan would allow for higher density. The request for R-2 zoning would allow single family and/or duplexes.

The meeting opened to the public.

Jim Heyboer of O-93 Leonard is concerned about duplexes, and would prefer single family only. Dick Temple responded that the Master Plan is the guideline, and that calls for even higher density.

The meeting closed to the public.

Marvin Bennink feels this would be a good opportunity to transition from the mobile home park to R-1. The mobile home park is adjacent to the rear of this property. Matthew Fenske said it is an opportunity for more public water and sewer users, and it could help the costs go down, since Tallmadge rates are based on the number of users. Donald Smith and Dick Temple feel this is an appropriate request. Jim Szejda and Matthew Fenske agree, especially since the infrastructure is there.

Dick Temple moved, Dewey Bultsma supported, motion CARRIED to RECOMMEND APPROVAL of the request to the Township Board. Ayes: Matthew Fenske, Marvin Bennink, Dewey Bultsma, Donald Smith, Jim Szejda, Dick Temple and Joel Terpstra. Nays: none.

3. Discussion Item – Sample Village/Mixed Use Language

Greg Ransford submitted language from Allendale and Walker. The Planning Commission feels the language from Allendale is more compatible with what would be suitable for Tallmadge.

Dick Temple feels mixed use zoning is a good idea for Tallmadge along the corridor between Standale and Grand Valley on both sides of Lake Michigan Drive since public utilities are available in the designated Utility Service District. The Planning Commission agreed and felt it best to be located in the existing utility district. Mr. Ransford said he would work on text and try to have it available for the next meeting.

4. Annual Report

Matthew Fenske moved, Donald Smith supported, motion CARRIED to APPROVE the report for distribution. Ayes: Matthew Fenske, Marvin Bennink, Dewey Bultsma, Donald Smith, Jim Szejda, Dick Temple and Joel Terpstra. Nays: none.

Meeting adjourned at 8:35 p.m.

Respectfully submitted,

Denise Somers, Administrative Assistant

