

**TALLMADGE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
OF MAY 8, 2006**

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

Members present: Daniel Murray, Toby Van Ess, Dewey Bultsma, Donald Smith  
Marvin Bennink, Matthew Fenske and Dick Temple

Also present was Greg Ransford, Township Planner

The minutes of the April 10, 2006 meeting were approved as presented.

1. Master Plan Review – Greg Ransford reviewed the areas the Planning Commission has been discussing, beginning with the northwest corner which is currently Master Planned Agricultural. When the property owners from that region were invited to comment, the majority of the large parcel owners were in favor of changing the Master Plan from Agricultural to Rural Preserve. These were mainly farmers who wanted to give a parcel of land to their children. Those who had one ten acre parcel or less were more inclined to leave the Master Plan as Agricultural. Although there were opinions both ways, all wanted to preserve the rural character. Therefore, Mr. Ransford indicated that area as Rural Preserve on the sample Master Plan he had created, as well as the southeast portion of the township which had also been Master Planned as Agricultural.

Dick Temple asked why the Planning Commission was revisiting the Master Plan. Mr. Ransford explained that the state requires a review every five years. Mr. Ransford summarized that the Planning Commission had target areas that they invited the public to over the past year. Matthew Fenske feels it is fair to the farmers to change the Master Plan from Agricultural to Rural Preserve.

Marvin Bennink moved, Matthew Fenske supported, motion CARRIED to SET A PUBLIC HEARING for this item. Ayes: Daniel Murray, Toby Van Ess, Dewey Bultsma, Donald Smith, Marvin Bennink, Matthew Fenske and Dick Temple. Nays: none.

2. Master Plan Review – River Hill and Linden target area.

When the Planning Commission held a public hearing for this area and invited the property owners, no one attended the meeting. Therefore it was decided to leave it unchanged. Mr. Ransford said he had hoped to implement a revitalization effort in that area with sidewalks and/or streetlights, for a village type concept. It was noted that without public utilities and due to the fact the majority of that area is in the floodplain, it probably was not feasible.

3. Master Plan Review – Along Lake Michigan Drive between the Kent County line and 8<sup>th</sup> Avenue. Greg Ransford has suggested Commercial zoning 1200 feet deep off Lake Michigan Drive on both the north and south sides of the street. He also added medium density residential as a buffer. Public utilities are there, and 1200 feet is the approximate depth of Lake Michigan Estates PUD, which the Planning Commission just approved.

Daniel Murray recapped that at the initial public hearing for this area, the property owners were in favor of changing the Master Plan to Commercial.

Toby Van Ess pointed out an area that the latest proposed Master Plan map indicated low density residential. He informed Mr. Ransford that the Utility Service District has been modified and no longer includes the areas further south. Mr. Ransford said the map can be changed to match up with the Utility Service District.

**Toby Van Ess moved, Donald Smith supported, motion CARRIED to SET A PUBLIC HEARING for the area along Lake Michigan Drive between Kent County and 8<sup>th</sup> Avenue. Ayes: Daniel Murray, Toby Van Ess, Dewey Bultsma, Donald Smith, Marvin Bennink, Matthew Fenske and Dick Temple. Nays: none.**

**4. Master Plan Review – Medium Density Residential as a buffer between the proposed Commercial along Lake Michigan Drive and the Low Density Residential. Medium Density Residential, also referred to as R-2, allows any use permitted in R-1 and also two-family dwellings.**

**5. Master Plan Review – Ironwood/Windemere. The Planning Commission had a public hearing for the Ironwood area; Mr. Ransford has now included Windemere as Industrial in the Master Plan. Utilities are available along with the close proximity to the highway. Commercial is indicated on the south/west side 1200 feet deep to be consistent with Lake Michigan Drive, and Industrial on the north/east side. Mr. Ransford feels Windemere is ideal for Industrial. The Industrial Park is almost full and it gives the township more Industrial. The Planning Commission indicated they may be in favor of the proposal, however possibly move the Industrial a little closer to the west, and leave Windemere as Residential. The Planning Commission postponed this item in order to give it further consideration.**

**Meeting adjourned at 9:00 p.m.**

**Respectfully submitted,**

**Denise Lanting, secretary**

