

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
OF MAY 9, 2011**

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

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

Also present: Greg Ransford, Township Planner

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

1. Non-agenda Public Comment.

Dan Hibma of Land Acquisitions asked the Planning Commission about his Site Condo Development on Sessions Drive, Lake Michigan Estates. This development was originally a PUD, and in 2009 Land Acquisitions requested Plat approval for financing reasons. Immediately thereafter, according to Mr. Hibma, financing was no longer available for this type of Plat either. They currently have one unit of a duplex sold, and three units being rented. Financing for attached dwellings in new developments is no longer available. The first phase alone is planned for 39 duplexes (78 units). Mr. Hibma said they are starting to see single family home sales increase, and financing for single family homes is easier as well, therefore they would like to request permission to build 4-5 single family homes in the development in place of some of the proposed duplexes.

Mr. Ransford said the Planning Commission needs to determine if this would be a major or minor change, and referred to Section 14.12 of the Zoning Ordinance – Revision of Approved Plans.

The Planning Commission members want to make sure any current owners would approve of the request in order to protect the Township of liability. They also want to make sure the proper legal papers are obtained and filed. Dewey Bultsma asked about setbacks. Mr. Hibma said the same setbacks would apply around the perimeter. Currently lot lines go through the center of each duplex, and with a single family house, there would be one house in place of one duplex. Marvin Bennink and Donald Smith feel this would be a minor change, however they want to make sure the lot line removal changes would be made. The Planning Commission consensus was that this is something they would be comfortable with, however feel that Land Acquisition should make a formal request to be on the Planning Commission agenda.

2. Presentation from LSL Planning – Lamont Workshop Discussion.

The Township Board has requested that the Planning Commission follow up on the process of asking the residents of Lamont what they envision for their area. Valdis Lazdins of LSL Planning gave a presentation reviewing planning workshops in general and a future planning workshop for Lamont to seek the opinions and interests of the residents. He sited trends affecting our future and noted that community character was important. He went over form-based codes keeping flexible development options and building on the community's strengths.

The Planning Commission discussed its involvement in the proposed public workshop. Mr. Lazdins suggested the Planning Commission members be present to hear the public comments. He said there will be facilitators at the meeting to establish process and record information.

The Planning Commission would like to hold the meeting at the Lamont Church so it will be convenient for the Lamont area residents. They also wanted to choose a date that would hopefully

work best for the maximum number of residents. Mr. Ransford will check with the Lamont Church to schedule a date for the public workshop.

3. Home Occupation Provisions.

A. Medical marihuana – Greg Ransford had submitted proposed text, and noted that there is currently a moratorium on this issue. Legal counsel recommends regulation of medical marihuana should be limited to a use through home occupation rather than any other site plan process primarily due to privacy concerns.

Marvin Bennink asked if the township has to allow for this provision. Greg Ransford said that is what the township attorney recommends. Donald Smith asked about rental properties; he is concerned about the property owner not being notified if a renter is operating a medical marihuana business. Marvin Bennink and Donald Smith are not in favor of patients coming to the caregiver's house. They would prefer that the caregiver deliver the medical marihuana. A couple of the Planning Commission members thought it would be worth looking into allowing commercial locations rather than residential. Mr. Ransford said he will ask legal counsel about these three issues.

B. Home Occupations in accessory buildings.

Mr. Ransford had also submitted language from Olive Township regarding home occupations in accessory buildings as an example for the Planning Commission to consider. Joel Terpstra said he has been watching the house on 14th Avenue since the last meeting and said there has been no sign of business activity. He feels home occupations in accessory buildings should be allowed in the right location; however he believes they should be required to abide by the same regulations as home occupations conducted within the home.

Greg Ransford recommends requiring an exit plan, and added that a maximum size could also be established. Jim Szejda is concerned about potential noise problems in the R1 District, since houses are closer together, and would like to require isolation distances.

Dewey Bultsma moved, Donald Smith supported, motion CARRIED to POSTPONE the item until the next meeting. Ayes: Matthew Fenske, Marvin Bennink, Donald Smith, Jim Szejda, Dewey Bultsma, Dick Temple and Joel Terpstra. Nays: none.

Meeting adjourned at 9:45 p.m.

Respectfully submitted,

Denise Somers, Administrative Assistant

