

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
OF JUNE 9, 2008**

Vice Chairman Matthew Fenske called the meeting to order at 7:30 p.m.

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

Member absent: Toby Van Ess

Also present was Greg Ransford, Township Planner

The minutes of the February 11, 2008 meeting were approved as presented.

1. Rezoning Public Hearing – Michigan Electric Transmission Company, LLC is requesting a rezoning for parcel number 70-10-26-200-032, owned by Consumers Energy, from Rural Preserve to the I-1 Industrial Zoning. The property is located off of Lake Michigan Drive at approximately 1070 Lake Michigan Drive.

Roger Morgenstern of ITC referred to the contract agreement that the township attorney drafted. He proposed some changes, mainly for clarification of METC being an LLC. They are proposing to construct and install a new control station. The substation has been there since the 1950's. METC operates on property owned by Consumer's Energy. The contract rezoning drafted by the township attorney has been reviewed and approved by METC and Consumer's Energy with the name changes as he proposed. This request is also for the site plan of the proposed building. The new building would allow them to improve reliability and capacity to handle increased electric loads. Mr. Morgenstern said there would not be any hazardous materials stored in the building.

A couple of neighbors wondered what the building would look like and where it is proposed on the site. Mr. Morgenstern said the building will not even be one story tall and it is proposed in the middle of the substation within the fenced in area. One neighbor then commented that they would not even see the new building.

Greg Ransford explained that prior to 2006 there was only one way to rezone property and by law it couldn't be tied to a specific use. With the new legislation a contract rezoning can be for a specific use, and by law it can only be for this building and any changes would require amending of the contract. The contract is recorded with the Register of Deeds and it goes with the land.

Mr. Morgenstern said the proposed 30 x 30 building is within the fenced area. The neighbors left the meeting and said they did not have a problem with this request. It is a modular type building on a cement slab. Donald Smith confirmed that Consumers Energy owns the parcel which is approximately 80 acres.

Dick Temple said the existing use is a critical service, and asked if they anticipate any changes in the near future. Mr. Morgenstern said it has been the same for the last 30-35 years. Dewey Bultsma asked if there were any environmental issues. Mr. Morgenstern said in the past transformers had been filled with PCB, now they are filled with mineral oil, and the old ones have been replaced. Mr. Temple asked if they have had any environmental assessments done on that site. Mr. Morgenstern said he would check into it.

Dick Temple moved, Donald Smith supported, motion CARRIED to APPROVE the request for the contract rezoning for a control building and approved the site plan as presented, subject to Mr. Ransford's review of the revised contract dated 6-6-08. Ayes: Dewey Bultsma, Jim Szejda, Marvin Bennink, Matthew Fenske, Dick Temple and Donald Smith. Nays: none. Mr. Morgenstern will submit an environmental study to Mr. Ransford.

2. Proposed amendment to the Zoning Ordinance - The amendment proposes to amend the penalty clause of the Zoning Ordinance.

Greg Ransford said he discovered that we do not have a penalty section in our Zoning Ordinance. The township attorney drafted proposed text. Mr. Ransford explained that this is consistent with other townships; and the township is not looking to make money, they just want compliance. Jim Szejda asked if the Zoning Ordinance allows citations to be issued. He suggested checking with the attorney to see if we need a citation writing ordinance.

Dewey Bultsma moved, Jim Szejda supported, motion CARRIED to APPROVE the proposed text amendment for penalties and procedure. Ayes: Dewey Bultsma, Jim Szejda, Marvin Bennink, Matthew Fenske, Dick Temple and Donald Smith. Nays: none.

3. Proposed amendment to the Zoning Ordinance Text – The amendment proposes to change Section 22.01 (C) in accordance with the Michigan Zoning Enabling Act.

Recently the township amended the Zoning Ordinance to comply with the Michigan Zoning Enabling Act, however one section, 22.01 (C), was overlooked and needs to be updated in order to fully comply.

Marvin Bennink moved, Donald Smith supported, motion CARRIED to APPROVE the proposed text amendment to the Zoning Ordinance. Ayes: Dewey Bultsma, Jim Szejda, Marvin Bennink, Matthew Fenske, Dick Temple and Donald Smith. Nays: none.

4. Election of officers:

Chairman – Matthew Fenske
Vice Chairman – Marvin Bennink
Secretary – Jim Szejda

Meeting adjourned at 8:40 p.m.

Respectfully submitted,

Denise Somers, Administrative Assistant

