

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
JUNE 23, 2015

7:00 pm Marvin Bennink called the meeting to order.

Members present: Marvin Bennink, James Szejda, Matthew Fenske, Dewey Bultsma, Joel Terpstra and Tim Grifhorst.

Members Absent: Tim Irwin

Also Present: Greg Ransford, Leon Hoogewind, Arnold Grover, Doug Ritz

Dewey Bultsma provided a motion to approval of the Agenda with the addition of Minor Changes to the approved Site Plan Review for Agape Plastic under Old Business. Matthew Fenske seconded the motion and was carried unanimously.

Matthew Fenske provided a motion to approve the Minutes from the May 25, 2015 Planning Commission Meeting. Joel Terpstra seconded the motion and was carried unanimously.

7:10 pm New Business:

- Site Plan Review Application
 - Leon Hoogewind, 306 Panda Drive, parcel Number 70-10-24-400-077
 - Requesting change of building façade.

Mr. Hoogewind stated that he would like to change of the façade of his current building because an interested party is requesting it. He is requesting that the north side be a steel front and the remaining walls be split block.

Joel Terpstra asked if the building would be conforming.

Greg Ransford stated that it is required that the front façade match the costumer parking.

Joel Terpstra asked if building two and three would be required to make the same façade changes.

Greg Ransford stated that he is only requesting façade changes to building number one. If he were not requesting the change in façade, he would be required to meet with the Planning Commission.

Mr. Hoogewind stated that expense would be an issue if he were required to follow the township ordinance.

Dewey Bultsma asked what the north side would be changed too.

Mr. Hoogewind stated that there would be a 4-foot steel chair rail and split block would run up the remaining portion of the wall.

Mr. Hoogewind stated that the reason going with steel is that it is readily available.

Dewey Bultsma asked if the east sidewall that continues to the roofline be the same building material as the north wall.

Mr. Hoogewind stated that it will be a split block building material and it will not be the same as the north sidewall.

Dewey Bultsma asked if the new owner's intent is to rent out any portion of the building.

Mr. Hoogewind stated that there was no intent at that time.

Matthew Fenske provided a motion to approve the Site Plan application as follows; east wall shall be the same building material of split face block, as the north four-foot chair-rail that will be required to run the entire length of the building. To complete the north wall façade a metal material may be used. Greg Ransford may approve building materials. Joel Terpstra seconded the motion and was carried unanimously.

7:55 pm Old Business:

- Agape Plastic, Inc. – 11474 1st Ave
 - Minor Change to Approved Site Plan on April 28, 2015

Doug Ritz stated that there have been some minor changes to the approved Site Plan from the April 28, 2015. The changes are; decreased parking to the east of the building due to the addition of truck bays. In addition, office spaces will be added to the front portion of the building. He also stated that there are 203 parking spaces and they do have the ability to add an additional 44 parking spaces later for future growth.

Joel Terpstra asked if more employees would be added.

Doug Ritz stated that there is currently 170 plus employees on a three-shift rotation. In the future, they will be adding additional employees.

Joel Terpstra question if landscaping has changed or will it need to be changed.

Greg Ransford stated that all landscaping does meet all of the requirements of the township ordinance.

Joel Terpstra provided to approve the Minor Changes presented on the Site Plan presented. Dewey Bultsma seconded the motion and was carried unanimously.

- Mineral Extracting, Monitoring, and Reclaiming Ordinance:

Tim Grifhorst stated that limiting private owners to 300 yards of fill is too restricted.

Dewey Bultsma stated that a limit of 2000 yards for private use would be more realistic and would benefit usage.

Matthew Fenske provided a recommendation to the Tallmadge Charter Township Board of Trustees to approve the increased the amount of fill for private usage to the amount of 2000 yards from the current amount written of 300 yards. James Szejda seconded the motion and was carried unanimously.

- Digital Signage and Billboards:

Discussions took place regarding digital billboards and signage and the members of the Planning Commission feel that more language and documentation would be necessary to make a decision to pass on the Board of Trustees.

8:55 pm James Szejda provided a motion to adjourn. Joel Terpstra seconded the motion and was carried unanimously.

Respectfully submitted:

Val Schwallier
Administrative Assistant

