

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
OF JULY 11, 2005**

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

Members present: Daniel Murray, Marvin Bennink, Dewey Bultsma, Donald Smith
and Matthew Fenske

Member absent: Toby Van Ess and Lenore Cook

Also present was Greg Ransford, Township Planner

The minutes of the June 13, 2005 meeting were approved as presented.

1. Private Road – Randy Reeds is requesting Private Road approval for parcel numbers 70-10-15-400-032, 70-10-15-400-037 and 70-10-22-200-003. These parcels are zoned R-1 in the front 350 feet, and the remainder is Rural Preserve. These parcels are located at approximately 0-1584 Leonard Street NW and are owned by Larry Mc Namara and Hendrik Kegel. This item had been tabled at the June 13 meeting.

Donald Smith said he still needed core samples, which the engineer then provided. Mr. Reeds had brought Mr. Smith a copy of the plans last Thursday, and the rest of the Planning Commission received them tonight. Donald Smith said it appears satisfactory, and they have submitted everything to address his concerns. Mr. Smith pointed out that they are attempting to salvage an existing driveway, which would result in a break at the joint line. He added that it is the Planning Commission's preference to have all lots, including the parcel in front, zoned R-1, included in the private road, rather than having the front parcel have a separate cut onto Leonard Street.

Donald Smith moved, Dewey Bultsma supported, motion CARRIED to APPROVE the design of the Private Road with the recommendation that the Township Board approve a variance for the front parcel to be included in the Private Road rather than have a driveway on Leonard Street. Ayes: Daniel Murray, Marvin Bennink, Dewey Bultsma, Donald Smith and Matthew Fenske. Nays: none.

2. Master Plan discussion regarding letter sent to township property owners in the M-45 and Ironwood areas in reference to consideration of modifying zoning designations on the Master Plan.

Daniel Murray explained that there are a few different target areas the Planning Commission is looking into, and tonight will be to consider Ironwood and M-45 Commercial zoning. This would give the potential for property owners to bring a proposal to the township for a rezoning. Greg Ransford pointed out the current Zoning map and Master Plan map and referenced the Utility Service District. The current Master Plan has a section of medium density residential along M-45. Mr. Ransford said it is not uncommon to have multifamily in close proximity to a commercial district, however it is typically set back off the main road, with commercial on the frontage for exposure.

A resident on Ironwood said his property is zoned Commercial, but it is currently his residence. No improvements have been made as far as public utilities. Donald Smith said that is based on demand, such as through a petition or a developer. Ted Wozniak of 0-300 Lake Michigan Drive said with the new Meijer now in Standale, realtors have been pursuing property owners within a 3 mile radius. Mr. Wozniak said no one would purchase a parcel next to him on Lake Michigan Drive to use as residential. A few residents felt the north and south side of M-45 should be commercial from the county line on the east to 8th Avenue. Donald Smith checked the aerial maps and said the parcels

with frontage on M-45 range from approximately 200-330' deep. Greg Ransford said setbacks and buffers should be taken into consideration; however they are based on uses. The Master Plan can set a certain depth as Commercial, but when they come for a rezoning, the use should be taken into consideration.

Ed Niemi owns Ottawa Aggregates on the corner of Ironwood and Johnson. He had previously wanted his property to be zoned Industrial, but now with the apartments going in, Commercial would be better. Marvin Bennink said if enough property owners are in favor, public utilities could be put in, and the property owners would be assessed.

One resident on M-45 and one resident on Ironwood are opposed to the change, however the rest of the people in attendance at tonight's meeting seem to be in favor of the change, and think it makes sense. The general consensus is for Commercial zoning approximately 300' deep on the north and south sides of M-45 from the county line on the east to 8th Avenue. They are not in favor of Industrial zoning behind that. A resident of M-45 west of Mountain Ash said their neighbor runs a body shop from his garage, and they would just like it to be consistent. They are in favor of Commercial zoning on M-45. Most are in favor of Commercial zoning along Ironwood as well.

Greg Ransford said nothing will happen for a couple of months, however they invite letters or comments in the meantime.

3. Zoning Ordinance Text discussion in regard to Section 3.02 Accessory Uses and Buildings/clarification.

Greg Ransford said some people at the last meeting felt the text of the Zoning Ordinance was not clear, however he feels people were pleased with the proposed new sizes. There has been a lot of interest in larger buildings being allowed. Russ Wiersma of 0-2150 Leonard Street said he has 8 acres zoned R-1, and even with the size increase to 1200 square foot, it would not be large enough for what he needs. Greg Ransford said the township is reluctant to allow much larger in R-1, because of the fact they could split their property. Mr. Wiersma sees a lot of motor homes sitting outside, that is not good either, he also would need a building taller than his house to accommodate the motor home.

Daniel Murray noted that one letter was received in favor of larger accessory buildings.

Matthew Fenske moved, Donald Smith supported, motion CARRIED to SET A PUBLIC HEARING for changing the Zoning Ordinance Section 3.02 to allow larger accessory buildings, per the suggestions of Greg Ransford, keeping the current condition that allows those parcels with 5 acres or more to be allowed two accessory buildings that total the maximum square footage allowed.

Meeting adjourned at 8:50 p.m.

Respectfully submitted,

Denise Lanting, secretary

