

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
OF AUGUST 11, 2008**

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

Members present: Dewey Bultsma, Donald Smith, Matthew Fenske, Jim Szejda, Dick Temple and Toby Van Ess

Member absent: Marvin Bennink

Also present was Greg Ransford, Township Planner

The minutes of the July 14, 2008 meeting were approved as presented.

1. Rezoning Public Hearing and Site Plan – Lamont Community Church is requesting a rezoning for parcel number 70-10-06-100-004 from Agricultural to Rural Preserve Zoning to construct a church. The property is located at approximately 14000 48th Avenue. This item had been postponed at the July 14, 2008 meeting.

The Planning Commission is looking for lighting, floor plan changes, grading limits, Ottawa County Road Commission approval, drainage, Ottawa County Environmental Health approval, driveway detail and for the expansion detail to be removed from the plan.

New plans have been submitted. The Ottawa County Road Commission gave written documentation accepting the driveway location. The proposed lighting is shoe-box style. Donald Smith noted that the new grading limits were not shown on the new plans, however the previous grading limits have been removed.

Matthew Fenske questioned whether the lighting detail was complete. Zack Voogt, engineer for the applicant, said they are trying to protect the neighbors, therefore they intended to only have those three lights.

Donald Smith asked if they intend to finish contour lines as shown on the new plan. Mr. Voogt confirmed that would be the case, and added that no mass grading is proposed around the building. Mr. Voogt added that the footprint on the revised plans will be the final print.

Donald Smith asked about continuation of the drive. Mr. Voogt said the plans show the proposed drive, however in the future the road will likely extend to serve single family residential housing. They intend to build the drive to private road specifications since that is what it ultimately would end up being. However the present plans are intended only as a driveway for the church.

Donald Smith said he approves the amended plans.

The meeting opened to the public.

Jim Van Huis of 5035 Leonard Street is concerned with the location of the lighting, and asked that one light pole be relocated to a point further south on the parking lot. Mr. Voogt said he could relocate the light pole. Gary Voogt added that they may put a light on the steeple and possibly on the front of the church.

Jim Szejda asked if they had received Ottawa County Environmental Health approval. Mr. Voogt said they have not, however they have dug test holes and there is all sand. It was noted that they

would need Ottawa County Environmental Health approval before a building permit would be issued.

Gary Voogt said they will have the contract rezoning ready for the Township Board meeting and he understands that the plans are a part of the contract. Dewey Bultsma asked about the grading. Gary Voogt explained the natural flow is to the north.

The meeting closed to the public.

Dick Temple moved, Toby Van Ess supported, motion CARRIED to APPROVE the Site Plan as amended and recommend APPROVAL of the contract rezoning to the Township Board. Ayes: Dewey Bultsma, Donald Smith, Matthew Fenske, Jim Szejda, Dick Temple and Toby Van Ess. Nays: none.

2. Site Plan Review – Robert Hanenburg is requesting Site Plan Review to construct an addition to two buildings on parcel number 70-10-24-400-054. This parcel is located at O-11501 3rd Avenue and is zoned Industrial.

No one was present at the meeting to represent the applicant. Greg Ransford explained the applicant had received a permit to remodel the interior of their building. Mr. Ransford noticed they had started working on the exterior of the building and told them to stop working on the exterior since the Planning Commission needs to approve the façade. Also the dumpster needs to be enclosed. Mr. Ransford explained that any addition would require the entire site to be brought into compliance. Donald Smith added that the Planning Commission will need a complete set of plans showing everything.

Dewey Bultsma moved, Donald Smith supported, motion CARRIED to POSTPONE the request until the applicant submits a complete set of plans and they should also have a representative present at the meeting. Ayes: Dewey Bultsma, Donald Smith, Matthew Fenske, Jim Szejda, Dick Temple and Toby Van Ess. Nays: none.

3. Additional Item: West Walker Sportsman Club is requesting Planning Commission review on a proposed 6 foot tall chain link fence. Greg Ransford explained that the Planning Commission should determine whether this would be a minor or major modification to their Site Plan. If it is determined that it is a major change, they would have to go through the process of amending the approved site plan.

Dick Temple pointed out this was primarily a safety issue and the WWSC is likely worried about liability. Jim Szejda feels the proposed fence would be a minor change and would improve the safety and welfare of the public. Donald Smith, Toby Van Ess and Dick Temple are all in favor since it is for safety and security. Also, chain link fence is rather opaque.

Toby Van Ess moved, Donald Smith supported, motion CARRIED to APPROVE the proposed 6 foot chain link fence surrounding the West Walker Sportsman Club property as a minor change due to the fact it would be beneficial for the safety and welfare of the public and since it is of opaque nature. Ayes: Dewey Bultsma, Donald Smith, Matthew Fenske, Jim Szejda, Dick Temple and Toby Van Ess. Nays: none.

Meeting adjourned at 8:25 p.m.

Respectfully submitted,

Denise Somers, Administrative Assistant

