

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
OF SEPTEMBER 13, 2010**

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

Members present: Matthew Fenske, Dewey Bultsma, Marvin Bennink, Dick Temple and Joel Terpstra

Member absent: Don Smith and Jim Szejda

Also present: Greg Ransford, Township Planner

The minutes of the August 9, 2010 meeting were approved as presented.

1. Non-agenda Public Comment.

There was no Non-agenda Public Comment.

2. Special Use – Robert and Susan De Jaegher are requesting a Special Use Permit for Bear Hugs to operate a day care at O-81 Lake Michigan Drive. This parcel number 70-10-24-485-014, located at the above address, is zoned Commercial.

Mr. De Jaegher said they currently operate the Bear Hugs Day Care on 8th Avenue in a building they do not own. They would like to move onto a main road to help with enrollment. He then referred to the Site Plan and noted they would like to have the main entrance on the east side and the bus would load and unload there. He added that the chiropractic office on the south end of the building is only open on Tuesdays, Thursdays and Saturdays. They currently have 30-35 children enrolled from 6 weeks of age to 12 years; approximately 20 of those are full time. The children are dropped off between 6:30 am and 9:00 am and are picked up between 5:30 and 6:30 pm. They are open Monday through Friday and are closed on holidays. There is one bus that transports children to and from Cummings Elementary School. The bus picks up the children at approximately 8:05 a.m. and drops them off at approximately 4:00 p.m. If there are kindergarteners enrolled at Bear Hugs there is also a noon bus run. Mrs. De Jaegher said the bus pulls up to the front entrance and a teacher walks the kids to the bus. She would prefer the bus circulation so that the bus door is on the same side as the entrance to the building so the children do not have to cross in front of the bus or across the drive.

Dick Temple said it is a fundamental concept to not have children cross a driveway to get to the playground and this is a concern regarding the Special Use request. Mrs. De Jaegher said they only go to the playground twice a day and that would not be during bussing time and two teachers would walk the kids across to the playground. Greg Ransford said that since a Special Use is transferable, the next owner may not follow through with Mr. and Mrs. De Jaegher's promises. The township needs to make sure everything is place for them and for future uses. Joel Terpstra said the drive would be used for children crossing to the playground and for traffic, so it is a concern.

Marvin Bennink pointed out that the turn radius was a concern the Planning Commission had brought up to Mr. Biel at the June meeting. Mr. Temple said typically an engineer would have put auto-turn on the plans; they will need the turning radius of the bus. Mr. Ransford said the ordinance is specific about the required landscaping, and the site plan that was submitted does not meet those requirements. The landscaping will need to be reoriented and the construction of interior drive apron is needed or letter of credit to have it done by spring. Mr. Ransford added that the Township Board would like final approval so the Planning Commission will be making a recommendation to the Township Board on this request.

Mr. De Jaegher said the State requires 1200 square feet of playground space. Mr. Bultsma asked if the playground could fit in the greenbelt on the north side of the building. Mr. De Jaegher said that would not be a large enough area; he would rather put up gates across the parking lot. Marvin Bennink said the Planning Commission is concerned about children crossing the drive and that was a concern at the June meeting. Mr. De Leeuw said they could remove that driveway on the north side of the building.

The meeting opened to the public.

Mr. De Leeuw said he is in favor of the request and feels the area needs more childcare centers. Mr. De Jaegher said they want to expand their business and could double the size of the business at this location. Mr. De Leeuw said his chiropractic business opens at 8:30 a.m. and customers start coming in around 9:00 a.m. He added that the patients use the south entrance to the building.

The meeting closed to the public.

Marvin Bennink said the Planning Commission wants to give the applicant goals for design which would be appropriate for what the Planning Commission wants to see as follows:

1. Redesign playground to avoid any lane crossing from the building to the playground.
2. Provide circulation pattern with turning radiuses shown.
3. Indicate any outdoor lighting.
4. Reorient landscaping in compliance with the ordinance.
5. Provide separate entry for bus drive, if necessary.

Joel Terpstra moved, Dick Temple supported, motion CARRIED to POSTPONE the meeting for one month in order for the applicant to submit a new Site Plan. Ayes: Matthew Fenske, Dewey Bultsma, Marvin Bennink, Dick Temple and Joel Terpstra. Nays: none.

2. Public Hearing - Proposed Text Amendment for the Penalty Section of the Zoning Ordinance.

Mr. Ransford submitted a proposed text amendment which incorporates the Planning Commission recommendations.

The meeting opened and closed to the public with no comment.

Matthew Fenske moved, Dick Temple supported, motion CARRIED to recommend APPROVAL of the amendment of the Penalty Section of the Zoning Ordinance as drafted. Ayes: Matthew Fenske, Dewey Bultsma, Marvin Bennink, Dick Temple and Joel Terpstra. Nays: none.

Meeting adjourned at 8:10 p.m.

Respectfully submitted,

Denise Somers, Administrative Assistant

