

**TALLMADGE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
OF OCTOBER 9, 2006**

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

Members present: Dewey Bultsma, Toby Van Ess, Daniel Murray, Matthew Fenske, Donald Smith, Marvin Bennink and Dick Temple

Also present was Greg Ransford, Township Planner

The minutes of the August 14, 2006 meeting were approved as presented.

1. Public Hearing – Jeffrey Gillman is requesting a rezoning for parcel number 70-10-03-400-018 from Agricultural to Rural Preserve. This parcel is located at approximately 1895 Marne Estates Drive.

Randy Reeds spoke on behalf of Mr. Gillman. He explained that this property abuts Rural Preserve. Marne Estates Drive has approximately 80 acres zoned Rural Preserve and 40 acres zoned Agricultural. The 40 acres which are zoned Agricultural are Master Planned Rural Preserve. The property has been perk tested, and Scholten and Fant reviewed the Covenants and Restrictions for Marne Estates Drive, and determined it was okay to split the property on this private road.

Mr. Bennink asked what size the other parcels are on Marne Estates Drive. Mr. Reeds said that most of the parcels were 10 acres, however some are smaller. Mr. Gillman would like to split his property into three parcels.

Dewey Bultsma wanted to confirm the frontage. Greg Ransford said they need 40 feet on the cul-de-sac and the required 165 feet of frontage at the front setback line.

The meeting opened to the public.

Mr. Hanenburg of 1943 Marne Estates Drive does not have a problem with the request, but he wants to make sure they follow the Covenants and Restrictions for their private road. Greg Ransford said the maintenance agreement carries to the new owners, and the township cannot enforce the covenants, it is a civil matter between the private owners. Mr. Gillman signed the agreement and Randy Reeds said the new owners will also sign as it will be a part of their deed.

Mr. Stevenson of 1912 Marne Estates Drive said his only concern is to have \$150,000 houses or better. Mr. Hanenburg added that they have amended the private road agreement to require 2010 square foot minimum for a ranch style house. Mr. Ransford clarified that again, this is a civil matter which the township cannot enforce.

Toby Van Ess moved, Dewey Bultsma supported, motion CARRIED to recommend APPROVAL of the request to the Township Board. Ayes: Dewey Bultsma, Toby Van Ess, Daniel Murray, Matthew Fenske, Donald Smith, Marvin Bennink and Dick Temple. Nays: none.

2. Zoning Ordinance – Proposed screening amendments

Greg Ransford submitted a proposed change in the text for simplification purposes.

**Toby Van Ess moved, Donald Smith supported, motion CARRIED to SET A PUBLIC HEARING for this proposed change. Ayes: Dewey Bultsma, Toby Van Ess, Daniel Murray, Matthew Fenske, Donald Smith, Marvin Bennink and Dick Temple. Nays: none.**

**Meeting adjourned at 7:50 p.m.**

**Respectfully submitted,**

**Denise Lanting, secretary**