

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
OF OCTOBER 11, 2010**

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

Members present: Matthew Fenske, Dewey Bultsma, Marvin Bennink, Donald Smith, Dick Temple, Jim Szejda and Joel Terpstra

Also present: Greg Ransford, Township Planner

The minutes of the September 13, 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. This item had been postponed at the September 13 meeting.

Mr. Ransford referred to the revised Site Plan submitted by the applicant responding to the items requested by the Planning Commission. Mr. Ransford feels all of the items have been addressed; however he would like clarification on the following three items:

1. Seven expandable parking spaces
2. Connection drive to east property line
3. Drainage

Cal Becksvoort of Latitude Engineering spoke on behalf of the applicant. He first addressed the drainage, and said the site was fully approved as a legal plat in 1997 by the Ottawa County Drain Commission standards at that time. Mr. Becksvoort then addressed the expandable parking spaces. He said the expandable parking spaces are shown on the plans to verify that they have not eliminated any parking spaces. They are proposing to stripe those spaces and the sidewalk is proposed to be built with this approval. The revised plans show a relocated single directional travel lane; the existing travel lane will be removed. The entrance was built to Ottawa County Road Commission standards for commercial vehicles. Lastly, Mr. Becksvoort said the interconnecting driveway was removed from the site plan. He suggested a mutually located drive be developed when property is developed.

Mr. De Leeuw, owner of the property, said the two lots to the east have ample space for driveway development, also First Avenue has existing drive. The Ottawa County Road Commission has a 200 foot separation distance required between curb cuts. Dick Temple feels the Planning Commission should reserve an approach and can negotiate later if needed. Mr. Becksvoort agreed, but wanted to include the phrase “as approved by the Ottawa County Road Commission”. Mr. Ransford said he would work with the township attorney on the wording. Donald Smith suggested calling the Ottawa County Road Commission and feels it makes sense to be on the utility easement.

Dick Temple feels the applicant has complied with the Planning Commission recommendations. Mr. Temple moved, Donald Smith supported, motion CARRIED to recommend APPROVAL of the Special Use request to the Township Board with the condition that an easement is established at the north end of the property and to the satisfaction of the township attorney. Ayes: Matthew Fenske,

Dewey Bultsma, Marvin Bennink, Donald Smith, Dick Temple, Jim Szejda and Joel Terpstra. Nays: none.

3. Planning Commission By-laws.

The Planning Commission is required, per the Michigan Planning Enabling Act, PA 33 of 2008, to adopt By-laws. Mr. Ransford had submitted proposed text for the Planning Commission to review. Joel Terpstra suggested that the Planning Director be added to Section 2 E. Dick Temple asked how this proposed language varied from the existing Planning Commission procedures. Mr. Ransford said the Planning Commission would now be required to set scheduled meeting dates for the year and hold election of officers in January, among other minor provisions we currently conduct without By-laws.

Donald Smith moved, Joel Terpstra supported, motion CARRIED to ADOPT the By-laws (attached) as proposed with Section 2E changes as discussed. Ayes: Matthew Fenske, Dewey Bultsma, Marvin Bennink, Donald Smith, Dick Temple, Jim Szejda and Joel Terpstra. Nays: none.

Dick Temple brought up the subject of mixed use zoning possibilities along Lake Michigan Drive. The Planning Commission requested that Mr. Ransford prepare some language for the Planning Commission to review.

Mr. Ransford then reminded the Planning Commission members of the Bio-energy tour scheduled for November 5.

Meeting adjourned at 7:55 p.m.

Respectfully submitted,

Denise Somers, Administrative Assistant

