

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
OF NOVEMBER 12, 2007**

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

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

Also present was Greg Ransford, Township Planner

The minutes of the September 10, 2007 meeting were approved as presented.

1. Public Hearing – Final Development Plan for Lamont Woods Site Condominium PUD for parcel number 70-10-07-200-029. This parcel is located on the west side of 42nd Avenue between Leonard and Johnson Street and is zoned Rural Preserve.

Toby Van Ess abstained from this portion of the meeting as a Planning Commission member.

The Planning Commission did a preliminary review of this project in May. It then went to the Township Board for a Public Hearing with the original plan of 33 lots. The plan has now been revised and consists of 18 lots approximately 2 acres each. The entrance off 44th Avenue Private has been eliminated.

Matthew Fenske asked about outlot A. Greg Ransford explained that 44th Avenue Private always had a lot at the end, which will not be part of the PUD.

The meeting opened to the public.

Zack Voogt of Moore & Bruggink, engineer for the project, said the PUD has been reduced from 33 lots to 18 with a private road with ditches. The main objective was to have less impact. Outlot A is the only lot that would have access off 44th Avenue Private.

One neighbor asked about the hill on 42nd Avenue. Mr. Van Ess said the Ottawa County Road Commission will need to be involved and it would be at his cost.

Greg Ransford noted that the property is currently zoned Rural Preserve and the Master Plan is for R-1. R-1 zoning would allow 46 lots. With the private road they eliminate the Ottawa County Road Commission requirement of having the road go through to the property to the west. He added that there is a common element consisting of 1 ¼ acres.

A neighbor asked about paving of 42nd Avenue. Mr. Van Ess explained that it would need to be initiated by a petition from the residents on 42nd Avenue and the cost would be shared by all of the property owners that access off that street.

Matthew Fenske inquired about sidewalks and streetlights. Daniel Murray asked if the neighbors wanted streetlights and sidewalks. None of the neighbors in attendance were in favor of streetlights or sidewalks. Zack Voogt said he could understand if there was higher density and 60-foot wide lots, but these are two acre parcels, and he feels that the people who would purchase these parcels would want to feel like they are in the country. Toby Van Ess added that he did not want to take more trees out.

Donald Smith said he was not satisfied with the proposed leaching system for drainage. He feels it needs to be hard piped into a retention area. Zack Voogt said the ditch would act as the retention area. He added that he could provide calculations that it would be large enough for capacity and absorb into the sand.

Marvin Bennink asked if the PUD would have a common area. Mr. Ransford replied that it is mentioned in the Zoning Ordinance text, but it is not a requirement. There is a common element on the north side consisting of approximately 1 ¼ acres. Mr. Van Ess said it would be fine to have a park in the PUD, however he would then have to come back with smaller lots. Zack Voogt said that with 2 acres parcels, people would have plenty of room in their own yard, it wouldn't make sense to walk down the road for open space. Daniel Murray added that the Master Plan for this property is R-1 which would allow 1 acre parcels. Greg Ransford noted that the Master Plan gets gradually less dense as it moves away from the village of Lamont, which is very dense.

Matthew Fenske noted that a 2000 square foot accessory building would be allowed on 2 acres. He envisions a PUD as having smaller lots and a common area. If there were 1 acre lots there would be more houses and smaller accessory buildings. He agrees with Mr. Smith about no leaching systems and needing hard pipe. Mr. Van Ess said he was confused and wondered if the Planning Commission really wanted 1 acre lots. Donald Smith said he is okay with the 2 acre design without sidewalks and streetlights, but he feels it does need storm sewer. He said it would protect the people who buy these lots, and he feels the proposed system could have problems within the first five years. Mr. Van Ess said it is not feasible financially to put in the storm sewer system Mr. Smith is suggesting. Donald Smith said he is sure Mr. Voogt could provide calculations, but that would not change his mind, he doesn't want water in the ditches. Mr. Voogt said they would need to remove a lot of trees to put in a retention pond. Greg Ransford said the PUD could have maintenance of the drainage area included in their Maintenance Agreement.

The meeting closed to the public.

Dick Temple moved, Dewey Bultsma supported, motion CARRIED to POSTPONE the request. Donald Smith would like to see a change in the storm water system, possibly with under-drain piping between the leaching system and hard flow piping with a sock cover over the pipe, and piped to a detention/holding pond and flex size of lots or add one to two lots to offset the costs. Ayes: Matthew Fenske, Dewey Bultsma, Marvin Bennink, Donald Smith and Dick Temple. Nays: Daniel Murray.

2. Special Use Permit – Richard Temple of 13280 40th Avenue is requesting a Special Use Permit for the excavation of a pond on his property. This parcel number 70-10-07-400-019 is zoned Rural Preserve and is located at the above address.

Dick Temple abstained from this portion of the meeting as a Planning Commission member.

Mr. Temple said the pond would be approximately 1/10 acre in size. Greg Ransford referred to his memo which reviewed the request and said that it meets the requirements of the Zoning Ordinance.

The meeting opened to the public.

A neighbor asked what the requirements were. Mr. Ransford said mainly the slope, safety and groundwater. Mr. Temple said this pond draws on a natural spring.

The meeting closed to the public.

Marvin Bennink was concerned about safety issues with children nearby. Mr. Temple said he went and spoke to the neighbor and he did not have a problem with the pond.

Donald Smith moved, Matthew Fenske supported, motion CARRIED to APPROVE the request. Ayes: Dewey Bultsma, Marvin Bennink, Daniel Murray, Matthew Fenske, Donald Smith, and Toby Van Ess. Nays: none.

3. Discussion regarding Setbacks.

Dewey Bultsma is concerned because he feels the Zoning Ordinance requirement of a 75 foot front yard setback should be looked at and possibly reduced to 50 feet on private roads or streets with less traffic.

The Planning Commission asked Mr. Ransford to report back on this matter at the next meeting.

Meeting adjourned at 9:10 p.m.

Respectfully submitted,

Denise Somers, Administrative Assistant