

**TALLMADGE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
OF DECEMBER 12, 2011**

**The meeting was called to order at 7:00 p.m. by Marvin Bennink**

Members Present: Marvin Bennink, Jim Szejda, Dewey Bultsma and Matthew Fenske

Members Absent: Richard Temple, Joel Terpstra and Don Smith

Also Present: Greg Ransford, Jim Kroll, Abraham Joshua

**Fenske provided a motion to approve the agenda. Motion was seconded by Bultsma and carried unanimously.**

**By consensus, the Minutes of October 10<sup>th</sup>, 2011 were tabled until a future meeting for approval because copies were not available.**

**At 7:02pm Chairperson Bennink opened the floor to non-agenda public comment.**

Jim Kroll of Begole Street inquired regarding the proposed cattle farm next door and asked about zoning rules. Ransford explained the zoning and master plan map.

Abraham Joshua inquired about the October Planning Commission minutes and whether he was within those minutes.

The Planning Commission paused to allow Ransford to provide copies of the October 2011 minutes to the members.

**After review of the October 2011 minutes, Szejda provided a motion to approve the October 10, 2011 minutes. Motion was seconded by Fenske and carried unanimously.**

**At 7:11pm Chairperson Bennink presented the proposed text amendment to Section 15.05(e) of the Zoning Ordinance.**

Ransford explained the proposed amendment to improvement requirements for drives and parking areas for certain uses.

Chairperson Bennink opened the public hearing. There being no comments, Chairperson Bennink closed the public hearing.

General discussion was held. Motion to recommend adoption was provided by Bultsma. The motion was seconded by Szejda and carried unanimously.

**At 7:21pm Chairperson Bennink presented the proposed text amendment to Section 3.15 of the Zoning Ordinance.**

Chairperson Bennink indicated that medical marijuana would be included as a home occupation for care givers within the Zoning Ordinance.

Chairperson Bennink opened the public hearing.

Abraham Joshua asked about users at his facility.

Ransford explained that the language provides for caregivers and does not regulate patients directly.

Chairperson Bennink closed the public hearing.

General discussion was held. Szedja provided a motion to recommend adoption. Motion was seconded by Fenske and carried unanimously.

**At 7:30pm Chairperson Bennink removed from the table and introduced the Old Business proposed Public Water and Sanitary Sewer Connection Ordinance.**

Chairperson Bennink noted that the changes were made for failure events for well and septic systems.

General discussion was held. Bultsma provided a motion to recommend adoption. Motion was seconded by Fenske and carried unanimously.

**At 7:38pm Chairperson Bennink addressed the second Old Business item, 830 Hayes, and the request of Mr. Joshua to discuss the contact and improvements he made.**

Ransford explained the reason Mr. Joshua was here. Ransford found discrepancies in construction and the contract and informed Mr. Joshua, who subsequently wanted to talk with the Planning Commission. Chairperson Bennink allowed acknowledged Joshua.

Joshua presented pictures of the building porch and façade under construction.

Ransford indicated that Mr. Joshua presented an architect drawing over the summer, which was included in the contract.

Joshua – It was because I was required to have an architect’s seal.

Bultsma – Is the cap plywood?

Joshua – Yes, but it is not totally finished.

Fenske – I have concerns with the post material.

Bultsma – Wasn't the roof material a metal seam in the contract?

Ransford – Yes.

Joshua – I had originally said I might do that but a shingle roof provides grip if someone exits the windows at the roof.

Szjeda – We have made others correct the improvements to their approved plan.

Bennink – The plan shows a metal seam roof and stone veneer and none of that was done on site. You didn't follow the contract and the ordinance.

Joshua – It was conceptual.

Bennink – That is not how we understood the architect's drawing that shows seam metal roof and stone veneer – that's exactly what it means.

Bultsma – You submitted the architect's drawing.

Joshua – I didn't pay much attention to that.

Szjeda – You made changes without approval and you expect us to deviate and we can't.

Joshua – Does the ordinance require a metal roof?

Fenske – We cannot deviate from the ordinance requirements, including the contract because it is not fair to others. The ordinance does not require a metal roof but on your plan that is what you submitted.

Bultsma – I don't want to change what was approved.

Joshua – I will put in stone veneer as in the contract.

Ransford – The contract rules the property.

Bultsma – Did you not give the plan to your builder?

Joshua – I did but didn't pay attention to material.

General discussion was held regarding roof liability for the township.

Motion was provided by Bultsma to consult with the township attorney regarding roof liability for the township. Motion was seconded by Szjeda and carried 3-1.

**At 8:37pm Chairperson Bennink recognized Ransford to discuss the Lamont agenda item.**

Ransford indicated he emailed the results of the workshop to the members. General discussion was held. Consensus was reached to table this discuss for more membership at a future meeting.

**At 8:46pm Chairperson Bennink recognized Ransford to discuss the Master Plan agenda item.**

Ransford proposed providing a synopsis of each chapter of the Plan as well as some recommendations to begin the revision process. Consensus was reached to direct Ransford to do so.

**At 8:48pm Chairperson Bennink asked for Planning Commission member comment.**

Discussion was held regarding electronic billboards. Ransford will inquire with the township attorney regarding progress.

**At 8:56pm Szejda provided a motion to adjourn. Motion was seconded by Bultsma and carried unanimously.**

**Respectfully Submitted,**

**Gregory Ransford, Planner**