

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

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

**Members present: Matthew Fenske, Marvin Bennink, Dick Temple, Jim Szejda and Joel Terpstra**

**Member absent: Donald Smith and Dewey Bultsma**

**Also present: Greg Ransford, Township Planner**

**The minutes of the November 8, 2010 meeting were approved as presented.**

**1. Non-agenda Public Comment.**

**There was no Non-agenda Public Comment.**

**2. Site Plan Application – KVO Communications at 14205 Ironwood Drive, parcel number 70-10-01-151-032.**

**Ransford explained that the applicant was found in operation at their location and were directed to apply for site plan approval to operate an audio and visual contractor's business.**

**Karl and Jason VanOstenbrugge, the owners of KVO, were present to discuss their application. Karl indicated that they provide audio and visual service to restaurants, hospitals and nursing homes, among other businesses and also provide ala cart television channels.**

**Bennink – How many employees do you have?**

**Karl – Only two. There is no staff in the building.**

**Szejda – There are no large trucks that come to this site?**

**Karl – There are none. Our large trucks go to an off-site location.**

**Terpstra – Do your work trucks come from home and then to the business and then leave the site?**

**Karl – Yes, we pull them in and load up and then leave.**

**General discussion was held.**

**Chairman Bennink is concerned about allowing interior parking spaces that lack the necessary movement of vehicles for required parking.**

**Temple believes that the inside of the building is for storage and if the proposed area for parking is changed to storage, cars could end up outside in the grass.**

**General discussion was held and consensus was reached that the required parking spaces must be accessible and outside of the building.**

**Chairman Bennink believes the proposed four (4) foot stone fascia meets the intent of the ordinance for an existing building. General consensus was met regarding the stone fascia.**

**Chairman Bennink noted that the exterior light needs to be of a shoebox type fixture. Jason VanOstenbrugge will change the fixture accordingly.**

**General discussion was held regarding the site plan.**

**Terpstra provided a motion to approve the proposed four (4) foot stone fascia and the proposed use with the condition that a new site plan be submitted to the Township Planner that includes at least four (4) outdoor parking spaces and the exterior light fixture on the road side of the building is replaced with a shoebox type fixture. Temple seconded the motion and it carried unanimously.**

### **3. Discussion Item – Bed and Breakfasts**

**Ransford provided proposed language as directed by the Planning Commission at their previous meeting. General discussion was held and consensus was reached to scheduled the proposed text for a public hearing.**

### **4. Proposed 2011 Meeting Schedule**

**Ransford presented the meeting schedule for 2011. Fenske provided a motion to approve and Temple seconded. Said motion carried unanimously.**

**Meeting adjourned at 9:00 p.m.**

**Respectfully submitted,**

**Gregory L. Ransford, Planner**