

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
MAY 23, 2017

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

Members present: Marvin Bennink, James Szejda, Matthew Fenske, Dewey Bultsma, Joel Terpstra and Richard Temple.

Members absent: Curtis Rypma

Approval of Agenda:

Matthew Fenske provided a motion to approve the agenda. James Szejda seconded the motion and was carried unanimously.

Approval of Minutes:

Joel Terpstra provided a motion to approve the Minutes from the April 25, 2017 Planning Commission meeting. Dewey Bultsma seconded the motion and was carried unanimously.

Non-Agenda Items:

No items were discussed.

New Business:

- Site Plan
 - Grace Protestant Reformed Church – 11225 8th Ave
 - Seeking approval for an addition of approximately 8,380 square feet.

Dave Hanko stated that the congregation is growing and they feel that it is time to add on. He is seeking approval to add on an addition of 8,380 square feet. He stated in 2008 they were approved for a building addition with additional parking. The parking lot addition was the only item completed at that time. Mr. Hanko stated that he is aware of the sidewalk and the landscaping that will need to be completed.

James Szejda questioned the growth of the church and how many additional members where they to gain.

Mr. Hanko stated that they are currently seating 300 members and will look to add an additional 280 members.

James Szejda brought up the concern of the current septic system and recommends contacting the Ottawa County Health Department to make sure that they will have a sufficient septic system in place for the future growth of the church.

Mr. Hanko stated that it is in the plans to add one more family bathroom.

Marvin Bennink questioned the sidewalk easement.

Greg Ransford stated that sidewalk will be out of the easement area.

Mr. Hanko stated that he is willing to add to the fund for the sidewalks but finds it unnecessary to continue on Lake Michigan drive past the property line.

Greg Ransford stated that the applicant must add the sidewalk on Lake Michigan Drive to meet the requirements of the zoning ordinance. He stated that the applicant may contribute to the sidewalk fund for the sidewalks on 8th Ave.

Greg Ransford stated that the fire chief is requesting a Knox box to be installed and all parking lots and drives provide sufficient access. He also stated that he does not have the engineer comment at this time.

Joel Terpstra provided a motion to approve the request as submitted with the following condition:

To install the sidewalk that will run along Lake Michigan Drive and waive the sidewalk to be installed on 8th Ave.

Richard Temple seconded the motion and was carried unanimously.

- Text Amendments
 - Section 3.02 – Accessory Uses and Buildings (Roof materials)
 -

Greg Ransford presented language to add clarity to Section 3.02(b) for possible roof materials.

The members of the Planning Commission discussed roofing materials on agriculture building and they stated unanimously that if the building is used for agricultural purpose then those buildings should be exempt.

Matthew Fenske provided a motion to schedule Section 3.02 for a public hearing. Joel Terpstra seconded the motion and was carried unanimously.

- Master Plan
 - Chapter Three – Residential
 - Chapter Four – Lamont
 - Preface

Consensus to table Master Plan and further discussion will be held at the June 27, 2017 Planning Commission.

Old Business:

No business was discussed.

Planning Commission Comment:

Adjournment:

Joel Terpstra provide a motion to adjourn. Matthew Fenske seconded the motion and was carried unanimously.

Respectfully submitted:

Val Schwallier
Administrative Assistant