

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
JUNE 28, 2016

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

Members present: Marvin Bennink, James Szejda, Matthew Fenske and Richard Temple.

Members absent: Joel Terpstra, Dewey Bultsma and Curtis Rypma

Also Present: Greg Ransford, Rich Schultz and Jim Schultz

Approval of Agenda:

Richard Temple provided a motion to approve the Agenda. James Szejda seconded the motion and was carried unanimously.

Approval of the Minutes:

James Szejda provided a motion to approve the Minutes from the May 24, 2016 Planning Commission meeting. Richard Temple seconded the motion and was carried unanimously.

Non-Agenda Items:

No Non-Agenda items were presented and discussed.

New Business:

- **Public Hearings**
 - **Schultz Builders, LLC**
 - **Seeking contractor's building with outdoor display at 1622 Lake Michigan Drive**

Mr. Schultz stated that they hope to receive the approval to move forward with the outdoor living space display to the west of the current structure. The display will consist of decks, patios and living spaces to give their customers an idea of what could be done to their homes. He also stated that there will be a fence around the area to shelter the back of the building and that they will also be adding landscaping to give it the backyard feel.

Richard Temple asked if there will be any signage.

Mr. Schultz stated that they have not submitted for the signage and would like to wait until approval has been given.

Richard Temple questioned if the lighting meets the requirements of the ordinance.

Greg Ransford stated that the old lighting will be changed to the approved shoe box style.

Marving Bennink questioned if the displays will have lighting.

Mr. Schultz stated that there will be the ground light around the displays.

Matthew Fenske stated that the ground lighting should be a low voltage and limited to no more than 6 feet in height and pointed down to avoid any distraction to the public.

Marvin Bennink asked about the distance from the road that the displays will be located.

Mr. Schultz stated that the displays will be no closer than 350 feet from the road to the west.

7:20 p.m. Marvin Bennink opened the Public Hearing.

No public comment was made and public portion was closed.

Richard Temple provided a motion to approve the special use permit for Schultz Builders, LLC with the re-designation of the front yard product display and permission to conduct two outdoor display areas with the condition that any landscape lighting for the outdoor area adjacent to the building shall be low voltage, not exceed a height of six (6) feet above grade and be directed down. Further, all traffic sight lines shall be preserved with the dimension shown to the edge of the pavement. James Szejda seconded the motion and was carried unanimously.

○ **Section 14.05 (i) and Section 3.36 Text Amendments**

A discussion took place regarding to increase the flexibility for yard requirements in Commercial and Industrial zoning.

7:30 p.m. Marvin Bennink opened the Public Hearing.

No public comment was made and the public portion was closed.

James Szejda provided a motion to approve the language as submitted for the following Text Amendments, Section 14.05(i) and Section 3.36. Matthew Fenske seconded the motion and was carried unanimously.

- **Site Plan Reviews**
 - **Tallmadge Woods**
 - **Seeking Phase 3 Approval**

Greg Ransford stated that the Fire Department reviewed the site plan and stated that the submitted plan was approved for all fire apparatuses.

Richard Temple provided a motion to approve Phase 3 with the requirement that the remainder of the road is constructed and connected to Krystal Court, completion of the storm water infrastructure and related improvements are installed for the entire length of the road and the Minimum Basement Openings are provided for all Phase 3 lots.

Matthew Fenske seconded the motion and was carried unanimously.

7:45 Old Business:

- **Map Amendment Application**
 - **M45 Developers, LLC**
 - **Requesting rezoning from R-1 to C-2 General Commercial**

Greg Ransford stated that the applicant, M45 Developers, LLC has requested that the application be tabled indefinitely.

Richard Temple provided a motion to approve the request of applicant. James Szejda seconded the motion and was carried unanimously.

7:55 p.m. Planning Commission Comment:

Greg Ransford stated that the first section of the Master Plan has been completed and distributed for the Planning Commission's review.

8:05 p.m. Adjournment:

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

Respectfully submitted:

Val Schwallier
Administrative Assistant

