

TALLMADGE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
JULY 26<sup>TH</sup>, 2016

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

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

Members absent: Matthew Fenske

Also present: Greg Ransford, Libby Mackey, Ken VerWoert, Gary Vogt, Ray Nadda, Matt Cole and Dan Hendrickson.

**Approval of Agenda:**

Joel Terpstra 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 June 28, 2016 meeting with the motion to strike Curtis Rypma from the roll call. James Szejda seconded the motion and was carried unanimously.

**Non-Agenda Items:**

Ms. Libby Mackey at 2741 Johnson Street, stated that she has a concern with a township ordinance pertaining to Outdoor Wood Boilers and the regulations. Ms. Mackey also commented that she has a complaint about her neighbors who are burning and the haze of low lying smoke that lingers on her property.

Greg Ransford stated that the township cannot prohibit burning if following the guidelines of the ordinance.

Mr. Ray Nadda at 435 Lake Michigan Drive, stated that he has been in his new building for some time now and is still waiting on the decision of Digital/LED signage to help highlight business.

## **New Business:**

- Public Hearings
  - Map Amendment Application
    - Shirley Stroven – 14399 48<sup>th</sup> Ave
      - Requesting rezoning from AG to RP

Greg Ransford stated that Mrs. Stroven is seeking to rezone her property and will eventually sell. Currently Master Planned for RP.

7:20 p.m. Public Hearing portion opened and closed with no comments from the public.

Joel Terpstra questioned if the lot will be conforming after the re-zone.

Greg Ransford stated that it will be less non-conforming and will meet the minimum width.

Joel Terpstra provided a motion to approve the application as submitted. Richard Temple seconded the motion and was carried unanimously.

- Lamont Community Church – 14000 48<sup>th</sup> Ave
  - Seeking amendment to rezoning contract

Gary Vogt stated that when the Lamont Community Church was built it done so with a Rezoning Contract and as the church has grown over the years it is now time to add on the accessory building that is used from many church events. Mr. Vogt said the addition will be 24x24 added on to the east of the current building.

Richard Temple questioned if the set-backs and zoning are met.

Greg Ransford stated that it meets all requirements.

7:30 p.m. Marvin Bennink opened the public hearing portion of the meeting.

James VanHuis at 5035 Leonard Street, Mr. VanHuis stated that he lives behind the church and was wondering where the addition was going.

Mr. Vogt stated that it will be on the east side of the current structure.

7:35 p.m. Marvin Bennink closed the public hearing portion.

Richard Temple provided a motion to approve the application as submitted. Joel Terpstra seconded the motion and was carried unanimously.

- Site Plan Review
  - Napa – 25 Lake Michigan Drive
  - Seeking 8,000 square foot building, related drives and parking

Mr. Hendrickson stated that Napa Auto Parts is looking to build a retail store at 25 Lake Michigan Drive. He feels that this location is ideal for what they are planning.

Mr. Cole stated that it is 1.6-acre parcel with public utilities and a regional detention pond.

Marvin Bennink asked if there is right-of-way for the gas easement.

Mr. Cole stated that there is a high pressure gas line that runs through the property.

Curtis Rypma asked if the storm water management hard surface will be running into the existing catch basin.

Mr. Cole stated that the back roof run-off and also the back parking lot will be running into the same basin.

James Szejda questioned if the detention basin will be adequate.

Mr. Cole stated that the studies have been done and have been determined to be sufficient.

Curtis Rypma asked if the detention pond is shared with the current businesses.

Mr. Cole stated that it is a shared with the others.

Greg Ransford stated the township engineer approved designed.

Mr. Cole also stated that the design was also approved by Ottawa County Drain Commission.

James Szejda questioned the traffic flow and safety of entering/existing of the business.

Mr. Cole stated that there will be a rear drive to help with traffic flow.

James Szejda asked about the installation of sidewalks.

Mr. Cole stated that the sidewalks that are required will be installed before the project is completed.

Joel Terpstra asked if the parking was adequate and meets the requirements of the township ordinance.

Richard Temple had questioned the accessibility of delivery trucks.

Greg Ransford stated that it has met all requirements per the township ordinance.

Marvin Bennink asked if there will be signage on the building and off the road right-of-way.

Mr. Cole stated that the plan shows that there will be two outdoor wall signs and plus one monument sign.

Curtis Rypma asked if the 3 signs are consistent with all of their buildings.

Mr. Hendrickson stated that the new building concept does show one front parking lot wall, one side or rear parking lot wall and the monument sign.

Joel Terpstra questioned if all requirements have been met for lighting and landscaping.

Greg Ransford stated that it meets the requirements of the township ordinance.

Joel Terpstra asked if the parking meets the township requirements.

Greg Ransford stated that the parking does indeed meet all requirements of the township.

Dewey Bultsma asked if the Fire Chief had the opportunity to review site plan and if there were any comments.

Greg Ransford stated that Fire Chief had the opportunity and stated that there will be an adequate water supply with the existing fire hydrants.

Joel Terpstra provided a motion to approve the site plan as submitted with the following conditions to be made. 1) Relocating sidewalks in easement. 2) Provide spillway detail. 3) Compliant signage done administratively or submit a variance request.

Dewey Bultsma seconded the motion and was carried unanimously.

### **Old Business:**

- Site Plan Review
  - Tallmadge Woods
    - Phase 3 approval clarification – requested by developer

Mr. VerWoert stated that he came in 7 months ago and submitted a site plan for Phase 2 of the Tallmadge Woods Condominiums and as Phase two began to develop and more

request for additional homes began to come in he felt the Phase 3 should be developed. The Phase 3 plan is to build 13 more units.

Marvin Bennink stated that the road should be finished as a whole instead of in phases.

Mr. VerWoert stated that it will not be cost effect for him as a developer to finish the road ahead of Phase 4 of the project. He also stated that when phase 3 of the project is finished the gravel access will then to be addressed.

Dewey Bultsma stated that the MBO's will need to be require as in Phase 2.

Joel Terpstra asked if there will be a gravel turn around that can be accessed.

Mr. VerWoert stated that there will be one in place as the project moves forward.

Curtis Rypma questioned if there is a time line for Phase 4.

Mr. VerWoert stated that completion of Phase 4 should be completed in approximately in a 3-year time frame.

Dewey Bultsma pointed out that there is 15 foot of sidewalk that needs to be added as you enter the development on Aleigha Drive.

Mr. VerWoert said that he will address and install the addition if it is needed.

James Szejda provided the motion to approve the site plan as submitted with the addition of the following conditions: 1) MBO's (minimum basement openings) must be supplied. 2) Sidewalk gap must be installed.

Joel Terpstra seconded the motion and was carried unanimously.

**Planning Commission Comment:**

No comment was made.

**Adjournment:**

8:55 p.m. Dewey Bultsma provided a motion to adjourn. Richard Temple seconded the motion and was carried unanimously.

Respectfully Submitted:

Val Schwallier  
Administrative Assistant

