

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
OCTOBER 27, 2015**

7:00 PM Marvin Bennink called the meeting to order.

Members Present: Marvin Bennink, Matthew Fenske, James Szejda, Dewey Bultsma, Joel Terpstra, Tim Irwin and Tim Grifhorst.

Members absent: none

Also present: Greg Ransford and Tom Meidema

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

Approval of the Minutes: Matthew Fenske provided a motion to approve the minutes with the minor change to state September 29, 2015. Joel Terpstra seconded the motion and was carried unanimously.

Non-Agenda Items: None at this time.

New Business: No new business at this time.

7:10 pm Old Business:

- **Façade Revisions to Section 10.06, 11.06 and 12.06**

After long discussion new façade language was provide for the following: Section 10.06, 11.06 and 12.06(a)4. It was determined that the following changes will need to be made for Section 12.06. The changes include 5% glass and/or varying roof lines, recesses, projections, etc. as directed to Greg Ransford.

Joel Terpstra provided the motion to be recommended to the Board of Trustees for their approval. Dewy Bultsma seconded the motion and was carried unanimously.

- **Digital Signage and Billboards**

- United States Supreme Court Decision – Reed vs. Gilbert

After much discussion the Planning Commission members decided to wait and have the new language provided to accommodate the changing of signs.

Matthew Fenske provided a motion to table & direct Greg Ransford to provide prosed changes. James Szejda seconded the motion and was carried unanimously.

8:30 pm Planning Commission Comment:

- Tallmadge Charter Township Zoning Board of Appeals
 - Request to consider not applying a front yard setback to an inaccessible right-of-way

Greg Ransford stated that recently there was an applicant seeking relief from Section 6.04(b) front yard setbacks. The said property had a front yard visible from the highway but no physical access. So after that approval the Zoning Board of Appeals had discussed the options and decided that a front yard setback should not be required for properties that cannot be accessed from a non-accessible right away.

8:55 pm Adjournment:

Dewey Bultsma provided a motion to adjourn. Matthew Fenske seconded the motion and was carried unanimously.

Respectfully submitted:

Val Schwallier
Administrative Assistant