

Tallmadge Charter Township
Planning Commission Meeting
October 23, 2018

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

Members present: Curtis Rypma, Matt Fenske, Marvin Bennink, Jim Szjda, Joel Terpstra and Dave Hanko.

Members absent: Dick Temple.

Also Present: Greg Ransford, Ken Ver Woert, Members of the Public

Agenda:

Matt Fenske provided a motion to approve the agenda. Joel Terpstra seconded the motion and it carried unanimously.

Approval of Minutes:

Jim Szjda provided a motion to approve the minutes from the September 25, 2018 meeting. Joel Terpstra seconded the motion and it carried unanimously.

Non-Agenda Items: None

New Business- Ver Woret site plan amendment improvements; 13620 2nd Ave.

Ken Ver Woert: stated the Certificate of Occupancy was issued and two weeks later PCI called and said they were supposed to bring the Certificate of Occupancy to the township for review first, Tom Bosh gave the Certificate of Occupancy by error. This was Sept 27.

1. Required shrubs missing on north and south side of drive apron. Shrubs are required by the plan. Ken stated he added more shrubs.
2. The rear bollards not installed by dumpster enclosure. Stated he had a conversation with Toby.

Joel Terpstra: asked if they are there?

Ken Ver Woert: stated no. Explained by showing on site plan, physically the trash truck can not get in. Agreed with the trash company that the dumpster can be on wheels to roll out. Bollards in there would be no good.

3. One (1) parking space is missing on the southern row. Stated site plan shows 73' of asphalt, actual is about 72.5'. Lacking one space. Believe where the parking space was lost was with the thickness of the striping. Striping guys striped the lot wrong the first time and came back to reseal and re-do. Eleven (11) spaces are required for this property per the Township, the plan shows Sixteen (16). Stated asphalt does go to the property line.

Matt Fenske: asked if the building is four separate units?

Ken Ver Woert: stated three (3)

4. Stone is missing from front of building, and replaced with hardy board without approval. Showed the stone sample and booklet to the Planning Commission, stated he brought this same material to the Planning Commission meeting that approved this building, and this is the same material that is on the building. Pointed out on elevation plan where it's noted this type of stone.

Greg Ransford: stated this was brought to the Planning Commission because we thought it was round stone because that is what is shown on the elevation.

Curt Rypma: asked if this was the only hatch for stone? Asked if you type in stone, is this what is brought up?

Ken Ver Woert: stated yes.

Joel Terpstara: stated he is fine with the stone material that Ken is using. He should meet the parking spaces that is shown on the site plan.

Curt Rypma: asked why didn't you put in 16?

Ken Ver Woert: stated they topped the parking lot with no problem. Then came and did the striping and the company did it wrong. Painted over with black seal, which didn't look good and had them come back to re-do. They came back when he wasn't there to re-do and did it wrong again.

Curt Rypma: stated he has no discrepancy on the dumpster.

Ken Ver Woert: asked if the bollards are in the Township ordinances?

Greg Ransford: stated yes and shows zoning ordinance to Ken.

Joel Terpstra: stated #1 has been met and #4. #2 needs to go to ZBA.

Curt Rypma: stated he does not have a problem with parking spaces.

Jim Szjda: stated he does not have a problem with northern parking, but should have parking on southern.

Planning Commission discussed parking spaces. Asked Greg if there is adequate parking to meet the ordinance.

Greg Ransford: stated yes.

Ken Ver Woert: stated there will be no trailer parking.

Joel Terpstra: stated he is worried about the use, if they will need more spaces.

Ken Ver Woert: stated he has a realtor leasing the space right now.

Joel Terpstra: stated to stripe the spaces to the north, if your site plan shows 16, need to have 16.

Ken Ver Woert: Agreed.

Matt Fenske: stated to put up the bollards and stripe a couple spots.

Matt Fenske provided a motion to install bollards and stripe at least 2 spaces on north end. Joel Terpstra seconded the motion. Marvin Bennink opposed due to façade. Motion carried 5-1.

Jim Szjda stated, concerned about a building with separate lease spaces, should have spaces called out for trailer parking. Divisible buildings should have designated trailer parking to the rear and striped. Need ordinances stating this.

Planning Commission was in agreement that there needs to be an ordinance for trailer parking and amount of spaces for commercial/industrial. Asked direction from Greg.

Joel Terpstra: compared Gro America to Ken's building, how many more parking spaces Gro has than Ken's warehouse with only 2000 square foot difference.

Greg Ransford: stated he does not have a perfect answer. There is no clear way to define how many spaces are needed in these situations. What tenants are supposed to do is come in and let the township know what their business is and how many employees.

Old business: discussion of changing parking space requirement ordinance for warehouses. Ransford will note for a future agenda.

Master plan – Old business

Greg Ransford: explained the updates to the draft map as directed by the Planning Commission. Ransford noted that after consultation with colleagues and Lakeshore Advantage, no significant development assumptions exist. Consequently, Ransford noted that the community should determine the amount of industrial and commercial it desires to accommodate.

Public Comment: stated he doesn't feel the township would want commercial to run up to the park. It's a rural area park and camp for kids. You wouldn't want to put commercial by that.

Marvin Bennink: asked if consensus of commercial drawn for the rest ok or too far?

Curt Rypma- stated he agreed with not having commercial up to the park, and there is a wet area close by.

Matt Fenske: asked if this is not industrial just commercial?

Greg Ransford: stated yes.

Matt Fenske: stated he's struggling with the depth on Lake Michigan Drive – opening up more than he's comfortable with. Not seeing depth in Allendale 6 lots deep.

Greg Ransford: stated ¼ mile depth north and to the south of Lake Michigan Drive, to accommodate larger business, like Walmart. Stated, not just looking at map for rezoning also looking at text. There won't be a straight line across for commercial, may be that depth in some areas.

Matt Fenske: asked if we show that deep, a larger company will come in and say we have this?

Greg Ransford stated yes, but topography plays into effect. Stated he will package up with what we have. Direction was provided to Ransford.

Marvin Bennink: opened the swimming pool discussion

Greg Ransford: stated for the Planning Commission comments, first is looking at change in residential code. Electronic retractable cover would now count as a substitute for a fence.

Joel Terpstra: stated he doesn't think it would keep kids safe when cover is left open.

Curt Rypma: stated he thinks we should stay with what we have.

Greg Ransford: stated second, commercial/industrial paved road discussion. Should we allow traffic to gravel road for this zoning? My suggestion, all commercial and industrial properties are required to have access to a paved road.

Joel Terpstra: asked pave to driveway or property line?

Greg Ransford: stated he thinks this would be good to pave to property line.

Curt Rypma: stated he agrees.

Dave Hanco: stated he agrees

The rest of the planning commission agrees.

Greg Ransford: stated he will bring language to look at.

Curt Rympa motioned to adjourn meeting. Jim Szjeda seconded.

Meeting adjourned at 8:35 p.m.

Respectfully submitted,

Cheryl King
Administrative Assistant