

Tallmadge Charter Township  
Planning Commission Meeting  
February 26, 2019

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

Members Present: Dave Hanko, Marvin Bennink, Curtis Rypma and Joel Terpstra.

Members Absent: Dick Temple and Matt Fenske.

Agenda:

Joel Terpstra provided a motion to amend the agenda by adding Roz Linsey who was representing Apex to discuss a minor amendment to their existing solar array. Curt Rypma seconded the motion and it carried unanimously.

Joel Terpstra provided a motion to approve the January 22, 2019 minutes. Dave Hanko seconded the motion and it carried unanimously.

Non-Agenda Items: Apex Solar Panels

Greg Ransford: stated the Planning Commission approved an application from Apex for solar panels about 5-6 years ago. Apex is coming back to add a few more solar panels. Everything is compliant on the site and thought this is a minor change with adding more solar panels to the south and west. While he believes it is a minor change, he sought the confirmation of the Planning Commission.

Roz Linsey: stated there is an existing array of panels, her company will place another inverter next to the existing unit and will be adding panels. They found a system that is complementary with aesthetics and proper footing and they will remain within the proper setbacks.

The Planning Commission discussed with Greg Ransford approving this as a minor amendment.

Joel Terpstra provided a motion, recognizing this application as a minor change, to approve the additional solar panels under the condition that if Apex has not yet paid in-lieu for the sidewalk pursuant to Section 3.36 of the Zoning Ordinance from the original application, that they pay the current rate. Curt Rypma seconded the motion and it carried unanimously.

New Business

- Gro America – 180 Steele Street, 70-10-24-400-056
  - o Addition of 12,000 square feet for a total of 20,000 square feet

Joel Terpstra provided a motion to recuse Dave Hanko. Curt Rypma seconded the motion and it carried unanimously.

Greg Ransford: stated the items that needed to be addressed:

- 1) Is exterior building material appropriate and consistent with the materials within the industrial park?
- 2) Is the dumpster enclosure material appropriate?
- 3) The legend parking space shall match the plan at 12x30.
- 4) Payment in-lieu for the sidewalk shall be provided.
- 5) The reciprocal document shall be provided in accordance with the terms noted by the Township Planner
- 6) All round units, including air conditioning, shall be sufficiently screened with year-round vegetation.
- 7) Application for split has been submitted to the assessor?

Jim Rosendall: stated the application was submitted and as far as he knows approved.

Marv Bennink: asked Greg if the property will have an easement for a future property owner to have use of the entrance?

Greg Ransford: stated yes, that will reduce the number of driveway cuts.

Jim Rosendall brought a sample of the exterior building steel for the Planning Commission to review. Stated this will be the same steel surrounding the dumpster enclosure.

Consensus among the Planning Commission was the exterior building material is harmonious with the surrounding properties and the color looks good as well.

Joel Terpstra: stated he is fine with the dumpster enclosure.

Marv Bennink: asked if front of the enclosure will be steel?

Jim Rosendall: stated no, the gate will be Stryclone fence with slots. The side will be 18 gage steel. Dumpsters tend to get beat up and this will be the easiest and most cost-effective way to replace when needed.

Joel Terpstra: asked why there is a truck dock on the plan and why parking spaces were removed?

Jim Rosendall: stated he thinks there will be ample parking. When he came in originally with a truck dock proposed, Mr. Temple said he couldn't get a 53' truck there. He plans on only having a 20-foot straight truck.

Joel Terpstra: stated they approved the first two buildings with 12x30 foot spaces, now there's 3 less.

Dave Hanko: stated there are 9 spaces are gone.

Greg Ransford: stated, 9 -12x30 spaces are gone and 2 employee spaces gone.

Joel Terpstra: stated he can't support this change in parking.

Jim Rosendall showed the Planning Commission on a computer what his plan is - Reduced 11 spaces for loading dock because he needed to make room for a 53' turning radius. Stated he's thinking about adding another building and there will be parking to go along with that.

Jim also stated he is thinking of putting a fence – same material as the building, that will come off on an angle on the east side, in front of the mechanical and place greenery in front of the metal fence. He will come 2 feet off the driveway with tongue and groove fence that is lower and removable to allow access to the unit and air flow. Will leave the south side open. Jim thinks the reciprocal document is good and will use it on the back. He also has submitted his payment in lieu.

Joel Terpstra made a motion to approve the site plan as presented, which includes 3<sup>rd</sup> Ave. Industrial Sheet C1 dated 10/25/2018, Boundary Survey Sheet C2 dated 1/25/2019, Site and Utility Plan Sheet C3 dated 01/25/2019, Grading and Soil Erosion Control Plan Sheet C4 dated 12/27/2018, and Landscaping Plan Sheet C5 dated 02/12/2019, and related building elevation and material specification sheets, photometrics, dumpster screening, easement document, and floor plan for Gro America to construct a 12,000 square foot building addition to an existing 8,000 square foot building located at 180 Steele Street, parcel number 70-10-24-400-056, with the following conditions:

- Dumpster enclosure to be constructed as proposed on the site plan, the Fabral Series 612, color to match the building as proposed by the applicant.
- The ground mechanical unit screening will be a metal wall of likewise material, to be angled at forty-five (45) degrees beginning from the front northeast corner of the building and terminating within 2 feet of the driveway with additional landscaping in front of that wall per the applicant. The east side to be screened with tongue and groove, treated removeable slats, that will act as screening but removeable for maintenance.
- No reduction in any parking, parking size or spaces from the previously presented plan (i.e. 11 parking spaces shall be added back to the plan). No truck dock is permitted.
- The reciprocal agreement to be executed between all parties that have been recorded.
- The payment in-lieu of sidewalks has been satisfied, pending verification by staff.
- Item 7 – Parcel split that has been submitted, to be verified that it has been recorded.

Curt Rypma supported Joel Terpstra's motion and it carried unanimously.

Joel Terpstra motioned to reinstate Dave Hanko. Curt Rypma seconded and it carried unanimously.

#### Meeting Dates

Curt Rypma motioned to approve schedule of dates. Joel Terpstra seconded and it carried unanimously.

Old Business – Industrial Parking Language – General discussion was held.

#### Adjournment:

Curt Rypma provided a motion to adjourn at 8:37 PM. Dave Hanko seconded the motion and it carried unanimously.

Respectfully submitted:

Cheryl King  
Administrative Assistant