

AGENDA

TALLMADGE CHARTER TOWNSHIP PLANNING COMMISSION REGULAR MEETING

MARCH 28, 2017
7:00PM

CALL TO ORDER

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES FROM THE MARCH 7, 2017 SPECIAL MEETING

NON-AGENDA ITEM INQUIRIES

NEW BUSINESS

- Public Hearings
 - Special Use and Site Plan
 - Crossbid – 13905 Ironwood Drive, parcel number 70-10-01-400-012
 - Seeking to construct an 11,250 square foot building for the purpose of offices and warehousing as well as establish the display and sale of 11 vehicles
 - Map Amendment
 - Chelsea – 3930 Hayes Street, parcel number 70-10-05-100-021
 - Seeking to rezone from AG to RP
 - Text Amendment
 - Chapter 16 – Sign Regulations
 - For the purpose of complying with the United States Supreme Court decision in *Reed v. Town of Gilbert* and to modify commercial and industrial wall signs

OLD BUSINESS

- None

PLANNING COMMISSION COMMENT

ADJOURNMENT

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
MARCH 28 2017**

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

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

Members Absent: Matthew Fenske

Also Present: Greg Ransford, Brad Fisher, Dennis Kaptein, Bruce Chesla, Janice Vanoosterhout, Melissa Looman, Janet VanOosthout and other members of the public.

Approval of the Agenda:

James Szejda provided a motion to approve the agenda. Joel Terpstra seconded the motion and was carried unanimously.

Approval of the Minutes from the March 7, 2017 Special Meeting:

Joel Terpstra provided a motion to approve the Minutes as submitted. Dewey Bultsma seconded the motion and was carried unanimously.

Non-Agenda Items:

No items were discussed.

New Business:

- **Public Hearings**
 - **Special Use and Site Plan**
 - **Crossbid – 13905 Ironwood Drive – 70-10-01-400-012**
 - **Seeking to construct an 11,250-square foot building for the purpose of offices and warehousing as well establish the display and sales of 11 vehicles.**

Mr. Kaptein stated that he is looking to construct a new building of approximately 11,250 square building. He has 10 employees that will work with the soft-ware company, manage used assets and vehicle/heavy equipment sales. Mr. Kaptein stated that there is an error regarding the specific number of vehicles that he can have on the lot.

Marvin Bennink asked if he was requesting an unlimited number of used vehicles.

Mr. Kaptein stated that indeed that was the request.

Richard Temple questioned Greg Ransford on why it was only requested as 11 vehicles.

Greg Ransford pointed out that it was drawn on the site plan with that specific amount.

Joel Terpstra asked if he was to come in possession of construction equipment about how long would the items sit before it was sold.

Mr. Kaptein stated that it could possibly sit there for 45 days. He couldn't put an exact timeline on items like that.

Dewey Bultsma asked why no other area for such items is shown on the site plan.

Mr. Kaptein stated that it wasn't shown because he felt that the request would not get approved. That is why he didn't bring his engineer along to explain the site plan.

Curtis Rympa stated that the Commission should address each item that is listed in the memorandum.

Greg Ransford stated that he will go down the items listed. The first item will be for Section 3.17(c) – Required Fences or Greenbelts for the transitional purposes (& Section 11.04(e))

Mr. Kaptein will not have to screen the existing C-2 lot to the east. The south and southwest side of the parcels will have evergreens.

Dewey Bultsma stated that the parcel abuts to a RP parcel and will have to have a screen or a berm to shield the residents that live there.

Joel Terpstra stated that on the site plan it indicates trees to the north. Are those trees to be added?

Mr. Kaptein stated that the trees are existing. Some of the trees might need to be taken out because they are dying.

Richard Temple asked about the hours of operation.

Mr. Kaptein stated the hours will be from 8:00 a.m. to 5:00 p.m.

Richard Temple stated that traditionally it is required to screen the areas that are abutting the residential areas.

Greg Ransford stated that it is required to screen the property lines that abut up to the residential areas.

Richard Temple stated the side of the lot that is located to the RP lot will need more screen.

Curtis Rypma questioned the number of trees that it will take to accomplish that.

Richard Temple stated that approximately 10 evergreens.

Greg Ransford questioned if the west side of the lot would need more screening.

Marvin Bennink stated that the Commission determined that the west lot line was satisfactory.

The seconded item will be for Section 3.31 – Trash Receptacles and Dumpsters

Richard Temple asked what screening would be required if the dumpsters are located to the rear of the building.

Greg Ransford stated that it would be required to be 6ft in height.

Mr. Kaptein stated that the dumpster will be located in the rear of the building located by the trucking docks and will be partially shielded by one wall.

Planning Commission determined that the final decision would be made administratively.

Section 11.06 – Development Standards (Building Façade)

Greg Ransford stated that the applicant meets the required amount of glass. Stated that the Commission would need to decide if the alternative building materials shown on the site plan will be sufficient.

Marvin Bennink stated that the Commission agree unanimously that the applicant meets the requirements for the building façade.

Greg Ransford stated that the utility box is not shown on the site plan.

Joel Terpstra asked if new service will be run.

Mr. Kaptein stated that the old service is not sufficient and will indeed need to run new service.

Richard Temple stated that the applicant should avoid running new service to the north/northwest sides of the building.

Joel Terpstra asked if Mr. Kaptein would be required to add additional parking spaces.

Greg Ransford stated that he would not need to add more spaces because the site plan has the established parking that is needed.

Richard Temple questioned if the setbacks would allow to have the display areas in between the parking/display area and the road.

Greg Ransford stated that the display area needs to be on paved surfaces only.

Dewey Bultsma asked if most sales are done on the internet.

Mr. Kaptein stated yes but at times there will be car/motorized vehicles/heavy equipment sales that will take place at the business.

Dewey Bultsma stated that Mr. Kaptein should provide a Site Plan that will include everything that will be required. He stated that it will be helpful to have the "big picture" in front of the Commission.

Mr. Kaptein stated that they need to compete in the market for them to be successful.

James Szejda stated that he agrees with the site specifics. It is necessary to have all items shown on the site plan.

Curt Rypma questioned if the items cannot be stored.

Mr. Kaptein stated yes, it would not be storage.

Richard Temple stated that the applicant needs to exhibit his intentions on paper.

James Szejda questioned if Mr. Kaptein is stating he wants storage.

Richard Temple asked if Greg Ransford could state what storage vs. display means.

Greg Ransford stated that "Display - businesses will make outdoor display areas attractive to the customers because they want to draw positive attention from the public." "Outdoor Storage - is for the benefit of the business and is not for the attraction of the public".

Curtis Rypma questioned if the area the is marked "11 parking spaces" give the applicant enough space for displaying items.

Mr. Kaptein stated yes.

Richard Temple commented that outdoor display will need to be on hard surfaces.

Dewey Bultsma stated that the 1" copper service will need to be changed to 1 ½" to 2" lines.

Mr. Kaptein stated that he will make those changes.

James Szejda asked if public utilities are available at that location.

Greg Ransford stated that he will be required to connect to the public utilities.

Dewey Bultsma asked where outdoor storage would be allowed and if he could store items on crushed gravel.

Joel Terpstra asked Mr. Kaptein if he could pour a cement slab to display the heavy equipment.

Mr. Kaptein stated that it would not be feasible or cost effective due to the weight of some items.

Greg Ransford stated that outdoor storage is only allowed in the industrial zoning districts.

8:27 p.m. Marvin Bennink opened the public hearing.

Melissa Looman at 13880 Ironwood stated she is concerned with the lighting that will be on after hours and property value if applicant was to be approved. She also stated that she would be concerned with the wildlife that is there.

8:30 p.m. Marvin Bennink closed the public hearing.

Marvin Bennink informed Mr. Kaptein that the site plan will need to be updated with the conditions the commissioners identified and comply with the zoning ordinance.

Mr. Kaptien expressed dissatisfaction with zoning requirements and requested that his application be withdrawn from consideration. The Board accepted the withdrawal but welcomed updated or amended proposals.”

- **Map Amendment**
 - **Chesla – 3930 Hayes Street – 70-10-05-100-021**
 - **Seeking to rezone from AG to R-1**

Mr. Chesla stated that he has ten acres of land and is looking to down size and for future land divisions for family.

Marvin Bennink questioned if it would fit into the master plan.

Greg Ransford stated that it does meet the master plan.

Richard Temple asked if it is compliant to the requirements to rezone.

Greg Ransford stated that it does meet all the requirements for the RP zoning district.

8:36 p.m. Marvin Bennink opened the Public Hearing.

Janet VanOosterhout questioned if the rezoning would affect all parcels.

Joel Terpstra stated that the rezone will be for Mr. Chesla property only.

When asked about the applicability or current validity of the restrictive covenants, Brad Fisher advised the property owners that they would need to seek the advice of their own attorneys.

Mr. Chesla stated that entry/exiting could either be on Hayes or 40th Ave.

Mr. Snyder asked if it is the process to come in front of the Planning Commission to rezone property.

Marvin Bennink stated that the Commission does not approve the request without an application.

8:47 p.m. Marvin Bennink closed the public hearing.

James Szejda stated that the applicant want to contact the Ottawa Could Health Department to make sure the property will perk before land divisions take place.

Joel Terpstra provided a motion to recommend adoption of Mr. Chesla request to rezone from AG to RP. Richard Temple seconded the motion and was carried unanimously.

- **Text Amendment**
 - **Chapter 16 – Sign Regulations**
 - **For the purpose of complying with the United States Supreme Court decision in Reed vs. Town of Gilbert and to modify commercial and industrial wall signs.**

Greg Ransford stated the language that is presented is to comply with the Supreme Court decision and that we are not discriminating against applicants or based on content.

8:51 p.m. Marvin Bennink opened the public hearing.

No comments were made by the public.

8:52 p.m. Marvin Bennink closed the public hearing.

Joel Tepstra provided a motion to recommend adoption of the language as submitted. James Szejda seconded the motion and was carried unanimously.

Old Business:

None was discussed.

Planning Commission Comment:

Greg Ransford said that in the upcoming months new chapters of the Master Plan will be presented to the Commission.

Adjournment:

Dewey Bultsma provided a motion to adjourn. Joel Terpstra seconded the motion and was carried unanimously.

Respectfully submitted:

Val Schwallier
Administrative Assistant