

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
SEPTEMBER 24, 2019

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

Members Present: Joel Terpstra, Richard Temple, Marv Bennink, Matt Fenske, Curt Rypma, Dave Hanko.

Members Absent: Jacob Smith

Also, Present: Greg Ransford and members of the public.

Approval of the agenda:

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

Approval of the August 27, 2019 regular meeting minutes.

Matt Fenske provided a motion to approve the minutes. Curt Rypma supported the motion and it carried unanimously.

Non-Agenda Items: None.

New Business:

Public Hearing: Tentative Preliminary Plat

- Meadow Verde Phase 3

Ken VerWoert: Stated he is finishing the last phase of Meadow Verde.

Curt Rypma motioned to open the public hearing. Richard Temple supported and it carried unanimously.

No comments.

Matt Fenske motioned to close the public hearing. Richard Temple supported and it carried unanimously.

Curt Rypma motioned to recommend approval of the tentative preliminary plat for Meadow Verde Phase 3 as presented, which includes: Site Plan Sheet titled "Preliminary Plat Proposed Meadow Verde No 3" dated Aug, 19, 2019, with revision date of Aug. 30, 2019 by Roosien and Associates. Matt Fenske supported and it carried unanimously.

Next Item:

Site Plan: Lucas Concrete - Steele St. & 3rd Ave.

- 12,000 square foot office and warehouse, lease space, outdoor storage area

Tim Alspach: stated 8000 square feet will be for Lucas Concrete and 4000 square feet will be for lease space. They are working with the DEQ on the future space.

Joel Terpstra: asked if the aluminum entrance refers to the door?

Tim Alspach: stated correct.

Richard Temple: asked the applicant what his company is?

Brad Lucas: stated they do commercial concrete. They have 35 employees and will be storing heavy equipment, sky track and a few bob-cats. They have a couple of semis', one will be there a lot, one will be off site more.

Richard Temple stated concern about equipment storage area.

Greg Ransford: Stated they need to use the storage yard. Anything parked in the parking lot after 48 hours, not parked in the yard, becomes storage, then the owner can be fined.

Joel Terpstra: stated concern on the number of parking spaces for the total number of employees. 15 parking spaces for 35 employees.

Marv Bennink: asked what the plan is for sidewalks?

Tim Allspach: stated they will pay to the in lieu of sidewalk fund.

Curt: asked Greg to explain the equipment screening from the notes.

Greg Ransford: stated the meter box is mechanical equipment. Applicants proposed Southeast side for location with vegetation screening. We had issues with another applicant. We discourage that location.

Joel Terpstra: questioned parking again.

Brad Lucas: stated normally they have 10 cars sitting in front of the building. 15 spaces are enough.

Greg Ransford: Read from the Township ordinance. Stated the Planning Commission can recommend that they add more later.

Joel Terpstra: asked Tim Alspach to show future use for parking on the site plan.

Richard Temple: asked Greg if we had more calculations for draining yet.

Greg Ransford: stated no.

Dave Hanco: stated concern with the transformer location in regards to the elevation and potential grading issues between the neighboring parcel.

Joel Terpstra motioned to approve the (1) Site Plan, Cut/Fill Sections, Sheet C101, revised 9.10.19 by TJA Architecture and BCI Construction. (2) Site Plan, Grading Storm Water, Sheet C102, revised 9.10.19 by TJA and BCI Construction, (3) Site Utilities, Sheet C104, revised 9.10.19 by TJA Architecture and BCI Construction, (4) Preliminary Exterior Elevation, Sheet A-101, Revised 8.28.19 by TJA Architecture and BCI Construction, (5) Floor Plan, Exterior Elevations, Sheet A-102, Revised 9.10.19 by TJA Architecture and BCI Construction, (6) Lucas Concrete Lots 15 & 16 Tallmadge Industrial Plat, Tallmadge, Township, MI by High Point Electric, undated photometric.

- Façade Specification Sheets to Include:
 - o American Buildings: Architectural “V” Rib Panel Specifications – Slate Gray
 - o Dri-Design Wall Panel System: Slate Gray DRI-009
 - o Consumers Concrete: Split Face Block – Arcadia
 - o Ridged Slats – Slat Depot

Also include:

- Storm water management to be approved by township engineer.
- Show location on site plan for future additional 25 parking spaces. Show use for Lucas Concretes Business use on the 8000 Square Foot Section and the spaces for the 4000 square foot Lease section.
- New green barrier be administratively approved based on final plan and grading.
- Monument sign be identified on site plan
- Move transformer to north and address grading concerns between Engelsma parking lot. On east elevation and show runoff.

All these items be approved administratively by Greg.

Dave Hanco supported and it carried unanimously.

Discussion Item: Need stamped engineered plans that are satisfied.

Curt Rypma recommend that the Township amend ordinances to state sealed plans are required.

General consensus was to amend ordinance.

Dave Hanco motioned to have Drainage and Topography Plans be sealed by professional engineer. Curt Rypma supported and it carried unanimously.

Joel Terpstra motioned to adjourn. Matt Fenske supported and it carried unanimously.

Meeting ended at 8:15

Respectfully Submitted,

Cheryl King
Administrative Assistant