

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
February 25, 2020

7:00 PM Matt Fenske called the meeting to order.

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

Members Absent: Dick Temple and Jake Smith.

Also Present: Greg Ransford-Planner and members of the public.

Approval of Agenda: Marv Bennik motioned to support the agenda. Joel Terpstra supported and it carried unanimously.

Joel Terpstra motioned to approve the January minutes. Curt supported and it carried unanimously.

Non-Agenda Items:

Ed Niemi: stated he met with MDot 2-3 weeks ago. April-June 2021, movement on the intersection.

Sessions Pointe Amendment Inquire:

Ben Nash – Owner and Developer at Sessions Pointe: stated Sessions Woods is underway, now focused on the Commercial property. Amend lots 3, 4 and 8.

Jason: explained his site plan with easements and building limitations. Feel that lots 3, 4 and 8 are too far away from Lake Michigan Dr. which doesn't lend itself to commercial use. What we are proposing is an R3 Multi-Family Town home use. Would be approximately 42 units.

Matt Fenske: stated the Planning Commission is looking for a traffic study, concerned about the higher density next to the single family.

Next Item:

New Business:

Site Plan for Zemitis Construction:

Dave Hanko recus himself.

Stan Zemitis: stated they would like to build a new building to house work trucks and office building.

Greg: Floor plan for how big is the office, number of parking spaces, elevation of the building.

Joel Terpstra motioned to table so the applicant has more time to revise the site plan for future building to be added to the site plan. The time table will be 90 days from the February Meeting. Marv Bennik supported. Carried unanimously.

Next Item: Text Amendment

Greg Ransford: stated having trouble with surface language. Intent of the language is to make anything parked with wheels should be parked on a hard surface.

Planning Commission decided to table this amendment.

Joel Terpstra asked for status on Lucas Concrete.

Marv motioned to adjourn. Joel Support.

8:21