

Tallmadge Charter Township
Planning Commission
Regular Meeting
May 26, 2020

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

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

Also Present: Greg Ransford – Township Planner, Toby VanEss and members of the public.

Approval of Agenda: Joel Terpstra motioned to approve the agenda. Marv Bennink supported. Carried unanimously.

Approval of May 12, 2020 Special Meeting Minutes: Joel Terpstra motioned to approve. Curt Rypma supported. Carried unanimously.

Non-Agenda Items: None

ACME Pool Construction - Site Plan Review

- Seeking to construct 1,456 square feet of office along with 3,960 square feet of warehouse.

Pete Folkringa: stated he currently owns three pieces of property and would like to construct a new building. All three properties have city water and sewer. Received approval from the highway for two driveways. Business would be the same, would allow an enhancement of the foot print.

Greg Ransford: stated he wanted to make sure we're clear on the façade materials and landscaping. Should bike path be installed or payment in lieu on 2nd Ave?

Discussion from the Planning Commission members about the material products; if the bike path should be installed on 2nd Avenue; 2nd Avenue gate and fence; and sign locations and materials. Sign not located on site plan.

Matt Fenske: stated we want to look at the sign location and material to make sure it complies with zoning. Size, location and materials should be harmonious to the structure.

2nd Avenue – Bike Path, Joel Terpstra does not think he needs to have it installed or pay for it given that a project to the south did not. Marv Bennink agreed. Richard Temple Agreed.

Marv: stated he has concern about green belt screening perpendicular to 2nd Avenue, property to the south.

Points of Discussion from the Planning Commission:

- LP Board and Batten Acceptable with Stone.
- Talked about no bike path on 2nd Avenue.
- Green Belt on Residential side perpendicular to 2nd Avenue.
- 2nd Ave. Access – need to talk to FD – Will be administrative action with Greg and Toby. Gate stays but Wire fence does not.
- Water Participation Agreement – If water goes down 2nd Ave.
- Sign – administrative review when the applicant applies for the permit.

Marv Bennink provided a motion to approve the site plan as presented, which includes the Site Plan Review Application, dated 8-30-19 (1 page); Site plan sheets prepared by Moore & Bruggink, dated August 2019, with a revision date of 05-14-2019, which include: Site Survey-Removal Plan, Sheet 1 of 5; Site Layout Plan, Sheet 2 of 5; Site Util-SESC Plan, Sheet 3 of 5; Site Landscape Plan, Sheet 4 of 5; Site Details, Sheet 5 of 5 and; Elevation Page A-1 and Elevation Page A-2, prepared by Funkhouser and Jones, dated 03/18/2020; Floor Plan Page A-3, prepared by Funkhouser and Jones, dated 03/18/2020 and; Photometric Calculations sheet, Page 1 of 1, drawn by PDZ, dated 3/5/2020; Terra Brown LP SMARTSIDE siding specification photo sheet (1 page); the website link provided for the stone façade and; CertainTeed Technical Data Sheet (3 pages);

With the following conditions:

- Combination of the lots as presented within the site plan, which include parcel number 70-10-01-480-015 and parcel number 70-10-01-480-019 prior to the issuance of a building permit;
- The trees identified by “Proposed Treeline” and “Existing Trees to Remain” on Sheet 4 of 5 will be replaced with evergreens where dead trees exist along the property to the south. The evergreens shall be planted at no less than six (6) feet in height and ten (10) feet on center, in two (2) staggered rows.
- 2nd Ave. pedestrian pathway is not required.
- A finalized stone façade specification sheet, consistent with the website link provided, approved by staff;
- The Township Attorney is satisfied with the content of the reciprocal easement document prior to the issuance of a building permit;
- The content of the Township Engineer review letter is satisfied prior to issuance of a building permit and;
- The standard Water and Sewer Special Assessment Agreement shall be executed,
- Gate will remain as presented and shall be reviewed by the Fire Department and approved administratively, and no wire fencing is permitted.
- Signage shall be approved administratively and shown on the site plan.

- Applicant shall put all final amendments on site plan and provide to Greg Ransford and receive administrative approval confirmation prior to a building permit.
- Dick Temple supported.

Curt Rypma: Recuse.

Jake Smith: Yes; Dave Hanko: Yes; Dick Temple: Yes; Marv Bennink: Yes; Joel Terpstra: Yes; Matt Fenske: Yes

Motion carries.

Old Business: Special Uses – Ottawa Excavators seeking to delay the application.

Gerg Ransford: stated a traffic study is done, the State has stepped up to take on the expense of installing a light. Township Attorney said applications should not go on over a year. This is out for bid for this fall to next summer to put in a traffic light.

Dick Temple motioned to postpone the application for one year based on the request provided on May 5, 2020 by the applicant. Curt Rypma supported. Carried unanimously.

Zemaitis Concrete: 90 Day Deadline has expired

Greg Ransford: stated he has not heard anything. Recommends pursuing enforcement action.

Planning Commission has agreed to give a 30-day extension.

PC Comments: Opening the office to the public and holding meetings in the office.

Toby Van Ess: stated he will open the Township Office with the governor's orders.

Planning Commission would like guidance on setbacks, density requirements, etc... for multi-family.

Joel Terpstra motioned to adjourn. Marv Bennink supported.

Meeting adjourned at 9:11

Respectfully submitted,

Cheryl King
Administrative Assistant