

Tallmadge Charter Township  
Planning Commission  
Regular Meeting  
July 28, 2020

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

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

Members Absent: Dick Temple

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

Approval of Agenda: Joel Terpstra motioned; Marv Bennink supported. Motion carried.

Approval of Minutes: Joel Terpstra motioned to approve the June 23, 2020 Regular Meeting minutes. Curt Rypma supported. Motion carried.

Non-Agenda Items: None

New Business:

Public Hearings

- Map Amendment Requests
  - Jim Rosendall – 14268 8<sup>th</sup> Ave., 70-10-01-151-005 – C-2 to R-1
  - Jim Rosendall – 14280 8<sup>th</sup> Ave., 70-10-01-151-004 – C-2 to R-1

Jim Rosendall: stated he and his neighbor would like to rezone their property back to R-1; Single-Family Residential. He would like to sell his property and buyers can not get a lone because the property is zoned C-2. The lot is too small for a Commercial building.

Planning Commission discussion about the parcels in question and surrounding properties.

Matt Fenske opened the floor to public comment.

No public comment.

Joel Terpsta motioned to close the public hearing.

Curt Rypma motioned to receommend rezoning of the properties from commercial (C-2) to single-family residential (R-1) because they meet the three Cs. Joel Terpstra supported. Motion carried unanimously.

Next Item:

## Site Plan

- 1<sup>st</sup> Avenue Commercial – Multi-tenant office and retail building – 70-10-24-484-015

Dan Henrickson: stated he is the Developer and Architect on the project. This will be an 8,000 square foot building. Black Star Construction will lease about 4,300 square feet. Will have two other suites for lease. The building is pre-engineered and materials meet the ordinance requirements.

Brian Sinnott: stated he is the Civil engineer. They are proposing a second driveway on the north side of the property. They do meet the parking requirements. They have a loading area for a 30-foot box truck. There is a small retaining wall because of grade

Brian: Proposing a second driveway on north side – one way. Meet parking requirements. Loading area for 30' box truck. Small retaining wall because of grade. The pipe for the detention pond is 12" diameter, the volume catch basin is adequate. They do have the access agreement between Napa for the shared dumpster. Dumpster material would match the Napa building. Also, have the agreement with Remax building for shared parking.

Planning Commission discussion about site plan parking and trailer parking, sidewalks and drainage.

Dave Hanko: stated the standard for storm pipe is a 10-year storm. 25-year with ponding is a bit stringent. Discussion items included:

1. Applicant can move building around to provide 10' width, 30' depth parking spaces at the western most parking row. Not to lose more than 1 parking space.
2. Install sidewalks from Lake Michigan Drive to the north lot line of the parcel.
3. Administratively approve any tenants and future uses prior to tenant occupying the space. Will bring in a floor plan and parking lot plan. Would have to come in and propose business use, administratively Tallmadge would verify parking
4. No ponding in 10 years or less for drainage pipe.
5. Okay with vinyl dumpster.

Joel Terpstra motioned to approve the site plan as presented, which includes:

- Site plan sheets
  - 1<sup>st</sup> Ave. Commercial Civil Existing Conditions & Demolition Plan, Sheet C-101, revised on July 09, 2020 by Paradigm Designs
  - 1<sup>st</sup> Ave. Commercial Civil Layout Plan, Sheet C-102, revised on July 09, 2020 by Paradigm Designs
  - 1<sup>st</sup> Ave. Commercial Civil Utility Plan, Sheet C-103, revised on July 09, 2020 by Paradigm Designs

- 1<sup>st</sup> Ave. Commercial Civil Grading & SWPP Plan, Sheet C-104, revised on July 09, 2020 by Paradigm Designs
- 1<sup>st</sup> Ave. Commercial Civil Details, Sheet C-501, revised on July 09, 2020 by Paradigm Designs
- 1<sup>st</sup> Ave. Commercial Floor Plan, Sheet USE, revised on July 09, 2020 by Henrickson Architecture & Planning
- 1<sup>st</sup> Ave. Commercial Site Lighting Calculations, Sheet ES.1, revised on July 09, 2020 by Paradigm Designs
- 1<sup>st</sup> Ave. Commercial Exterior Elevations, Sheets A200 and A201, revised on July 09, 2020 by Henrickson Architecture & Planning
- 1<sup>st</sup> Ave. Commercial Trash Enclosure Plan & Elevation, Sheet A202, revised on July 09, 2020 by Henrickson Architecture & Planning
- 1<sup>st</sup> Ave. Commercial Exterior Road Signage, Sheet A203, revised on July 09, 2020 by Henrickson Architecture and Planning
- 1<sup>st</sup> Avenue Commercial Truck Turning Template, Sheet C-102T, revised on July 09, 2020 by Paradigm Designs
- 1<sup>st</sup> Avenue Commercial Loading Space Exhibit, Sheet C-102L, revised on July 09, 2020 by Paradigm Designs
- 1<sup>st</sup> Avenue Commercial Landscape Plan, Sheet L-101, revised on July 09, 2020 by Paradigm Designs
- First Avenue Offices Storm Water Calculations, Job No: 2002025, revised on June 02, 2020 by Paradigm Designs
- With the Following Conditions
  - Applicant can relocate the proposed building pursuant to Zoning Ordinance setbacks to allow for 10-foot wide by 30-foot deep parking spaces at the western most row, not to lose more than one space in the parking lot row. A two foot flare to the north will also be installed.
  - Install sidewalks from Lake Michigan Drive to the north lot line of the parcel, as shown on the plans.
  - Prior to any occupancy, staff shall review a proposed business plan outlining the business type, the number of employees, the number of parking spaces dedicated to the use, and any other related attribute to determine if the existing parking on site is sufficient to accommodate the use.
  - No ponding in 10 years or less for drainage pipe.
  - Planning Commission approved vinyl dumpster enclosure as presented on the plans.

Dave Hanko supported. Motion carries unanimously.

Next Item:

#### Proposed Ordinances and Text Amendments

- Subdivision Control Ordinance – New
- Pathway Ordinance – New
- Private Road Ordinance – Amendment
- Section 3.38 – Shared Driveways – New Amendment

Planning Commission agreed to table the Proposed Ordinances and Amendments with direction provided to staff.

Old Business:

Text Amendment Discussion

- Section 15.03(a) – General Requirements, Off-Street Parking for One and Two-Family Dwellings

Planning Commission agreed to table Section 15.03(a) – General Requirements, Off-Street Parking for One and Two-Family Dwellings.

PC Comment: None

Matt Fenske Adjourned.

Meeting adjourn at 9:06

Respectfully Submitted,

Cheryl King  
Administrative Assistant