

Tallmadge Charter Township
Planning Commission
Special Meeting
January 11, 2020

Via Zoom

5:30 p.m. Chairperson Fenske called the meeting to order.

Members Present: Dave Hanko, Joel Terpstra, Curtis Rypma, Jacob Smith, and Matt Fenske.

Members Absent: Marvin Bennink, (joining late) Dick Temple

Fenske provided a motion to approve the agenda as presented. Curtis Rypma seconded the motion and it carried unanimously.

Non- Agenda Items: None.

New Business: None.

Old Business:

- Sessions Point: Planned Unit Development
 - o A major amendment

Fenske requests of the applicant to give update/overview:

Ben Nash, the applicant, expresses greetings. Appreciates this special meeting. He introduces Dave & Jason Calden, and Mike Bosgraff - the builder is also present. He is seeking approval for updates on changes made. Hopes the board has reviewed and would like approval of the elevations and landscape plans, building materials and façade. Anticipate approval.

Jason explained detail of changes made. Updates – screen showing... placement of a fire hydrant – appendix C of the fire code. 3 fire hydrants (blue dots), two existing plus 1 new, which they agree to add. Alkema reviewed and wrote letter stating placement is sufficient along with drywall hung in the garage with 5A ratings per Fire code

Next screen – Builder for project: Bosgraff Homes, Mike Bosgraff is the builder. Building elevation is better with more glass, more brick, proposing cement board, two stall garages provide better architectural character as well. The back elevations has horizontal and vertical features, gables and lots of glass. A good transition to the community. Viewing of several prints/layouts. Provide additional screening and buffering to north and along Sessions Drive

To the north 5 pines tree and berm. Also, additional conifer trees along the side elevations - 11 more - along Sessions, this provides a breakup of the façade. Along with deciduous trees that were originally part of the project. Also states that there is a 3 ft berm under the pine trees.

Landscaping plan for the units – designed H&K Landscaping. Set up to accommodate all building types -- 2 plex, 3plex and 4 plex buildings. Tree for each front, and screening for the back side.

Fenske – agrees things look different

Questions/Comments from Planning Commissioners:

Q. 1 – From applicant to Terpstra – does this comply what the board is looking for?

A – from Terpstra – agrees that this revision looks like what the board looking form

New Member Joining – Temple is now present. (5:45pm)

Q. 2 Fenske -- re: letter from Alkema – indicates that only 1 extra hydrate is needed if proper building materials are used to the 5A standard. Answer from Applicant: Yes, that is the understanding and in agreement with builder to use that standard.

Q. 3 Terpstra – Board was concerned with the original Landscaping plans – the new plans looks like they are sufficient for the board concerns

Discussion regarding the referral to motion on Oct 6th – to recommend to the township board. Would like to take this update to the board.

Public comment:

Marie Schmitt: Board president for Sessions Point: Did a survey of what the residents would like b/c they have to live with this and this is not what they would like. Concern with traffic concerns. April traffic test was done during COVID, and feels it not accurate representation.

Colin Yonkers: 11425 Ivy Grove W – Board Member for Sessions Point. What is SQ ft variance be for that? Wondering about the seller are they providing a higher sq value, what this price point for those layouts?

Drew Burrsma: purchased home recently. Concerned with additional traffic due to additional units. Expressing his objection or dislike to these units being built.

Resident #4. (Missed Name) – 1178 Sessions Drive. Agrees with Drew's comments. Expressing his objection to these units being built.

Chairman thanks folks for public comment. Closes that portion of the meeting.

Discussion regarding a prior month motion.

Greg Ransford: Shared view of 19 conditions for original motion and reads them.

Bultje and Chairman agree with Ransford to Remove Conditions 15 & 16.

Remove the old plans on pages 1 & 2 and replace with updated plans.

Jason: Condition #9 – clarification of timing of placing of trees Lots 2 & 7. Need to be placed after time of construction of structure is complete, prior to occupancy. Update to end of permit, rather than beginning of permit.

Temple: is the intent of this project to be a phased construction? Applicant answer: Hope to build entire phase 1 with in a 12-24month build. Wants a phase started and completed.

Bultje: Question regarding page 3 C6 on the resolution – regarding private water and septic – update that to public water & sewer.

Terpstra motioned to approve and recommend this to the full board. He recommends to adopt the revised resolution based on the October 6th resolution. With updated docs to be reflected on pages 1 & 2 with one presented that this meeting, public water & sewer, updated of language of conditions #9, elimination of conditions 15 & 16 due to irrelevance.

Motion was supported by Rypma and a roll call vote was taken:

- Temple - Yes
- Hanko - Yes
- Smith - Yes
- Terpstra - Yes
- Rypma - Yes
- Fenske - Yes

Motion carries.

Planning Commission Comments: None

Next Meeting scheduled January 26th.

Adjournment:

Joel Terpstra provided a motion to adjourn at 6:28PM. Dave Hanko seconds the motion and it carried unanimously.

Respectfully Submitted,

Jennifer Bosch
Administrative Assistant