

**Tallmadge Charter Township
Planning Commission
Regular Meeting
VIA ZOOM
January 26, 2021**

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

Members Present: Marv Bennink, Curt Rypma, Joel Terpstra, Dick Temple, Matt Fenske

Members Absent: Jake Smith, Dave Hanko

Also Present: Greg Ransford – Planner, Dave Datema - Supervisor and members from the public.

Approval of Agenda: Marv Bennink motioned to approve the Agenda. Joel Terpstra seconded the motion and it carried unanimously.

Approval of the December 8, 2020 meeting minutes: Marv Bennink motioned to approve the Agenda. Curt Rypma seconded the motion and it carried unanimously.

Approval of the January 11th, 2020 special meeting minutes: Tabled until the next meeting.

None Agenda item inquiries: None.

New Business:

Public Hearing – Site Plan Design Inquiry

- Stoneway - Parcel 2 of Sessions Drive

Matt Fenske opened the floor to Kevin Parker and Steve Penfield. They gave the floor to Zack Voogt who then explained the details of the current site plan and the issues regarding the placement of the overhead doors on the building. He requested discussion with the Commissioners for input on the location of overhead doors on the side of the building vs the back side of the building. Inquiry if this site plan would fit with in the language of the Zoning Ordinance.

Discussion between the Commissioners and inquirers.

Fenske wrapped up discussion. Commissioners agreeing that they like the site plan. All in agreement that there needs to be clarification on the intent and would like to see a text amendment proposed to avoid ambiguity. Zack Voogt confirmed that they will proceed with process of the site plan review.

Next Item:

Public Hearing – Site Plan Design Inquiry

- Woodland Equipment – Lake Michigan Drive

Matt Fenske opened the floor to inquirers: Brian Winkler, Tim Allspach. Tim gave explanation of the plan, explanation of the existing building and use of existing overhead doors and current site plan use.

Discussion between Commissioners and inquirers about site use, special use, conditional use, future use.

Matt Fenske requested language amendment to the ordinance for clarification for future site plans from Greg Ransford.

Straw vote of Commissioners who are in favor of this site plan:

- Bennink – Yes – wants ordinance language solution for future of use and sites.
- Temple – Yes – agrees with above statement
- Rypma – Yes – agrees with above statement
- Terpstra – Yes – agrees with above statement
- Fenske – Yes – agrees with above statement

Consensus was reached that the plan as presented cannot occur without a text amendment. Inquirers appreciate time to discuss with them.

Old Business:

Text Amendment Discussion

- Section 15.03(a) – General Requirements, Off-Street Parking for One and Two-Family Dwellings
- Section 3.38 – Shared Driveways – New Amendment

Marv Bennink lost connection with the ZOOM meeting. Left less membership present than preferred to continue the meeting.

Dick Temple motioned to table the old Business to the February meeting. Terpstra to second the motion and it carried unanimously.

Fenske motion to adjourn. Curt Rypma supported and it carried unanimously.

Meeting adjourned at 8:30pm.

Respectfully Submitted,

Jennifer Bosch