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MEMORANDUM

To: Tallmadge Charter Township Planning Commission
From: Sara Moring-Hilt
Date: March 25, 2021
Re: Ryden Way – Private Road Application

In accordance with the Tallmadge Charter Township Private Road Ordinance, attached is a Private Road application from Dave and Joan Hanko to construct a private road serving four (4) lots within the Rural Preserve Zoning District.

The application has been reviewed and found complete. We believe approval with conditions is appropriate, following your deliberations, and related conclusions. We outline our observations and ordinance findings below.

General Observations

Required Application Materials

As you know, a Private Road application shall include a number of items pursuant to Section 1.06A – Procedure for Review of Private Roads of the Private Road Ordinance. The applicant has submitted all of the required application materials except for a driveway permit from the Ottawa County Road Commission and a letter that the name has not been duplicated. Any approval should include a condition that the driveway permit is provided to the Township.

Township Staff Reviews

Fire Department

The Fire Department is satisfied with the proposed plans. Their review letter is within the attached.

Township Engineer

The Township Engineer is satisfied with the proposed plans. Their review letter is within the attached.

Planning Commission Considerations, Recommendation, and Draft Motion

As aforementioned, we believe approval with conditions is appropriate, pending your review of our findings and observations. As the Planning Commission deliberates regarding the application, we believe the following warrant your review and consideration. They are listed in no particular order.

Considerations

- A condition that a copy of the driveway permit from the Ottawa County Road Commission is provided to the Township
- A condition that the Township Engineer is satisfied with the proposed plans

Recommendation and Draft Motion

Given our recommendation of approval and in an effort to assist with your formulation of a motion in that regard, we offer the following motion for your consideration. In the even a motion is offered to deny, we will gladly draft that motion for consideration at your next meeting based on your direction.

Motion to approve the Private Road Application as presented which includes:

- Private Road Application form dated 03/01/21
- Site Plan Sheets
 - Sheet S1, Site Plan Ryden Way 1678 Johnson St, Marne, Michigan 49435, revised 03/18/21 by Feenstra & Associates, Inc.
- Private Drive Maintenance Agreement (5 pages)
- Easement Agreement (3 pages)

With the following conditions:

1. The driveway permit from the Ottawa County Road Commission is provided to the Township prior to the issuance of any building permit
2. The Township Engineer is satisfied with the proposed plans

The proposed application is scheduled for your April 27, 2021 meeting. If you have any questions, please let us know.

SM

Attachments

cc: Dave Datema, Township Supervisor
Dave Hanko