

**Tallmadge Charter Township
Planning Commission
Regular Commission
VIA ZOOM
March 23, 2021**

7:00AM Matt Fenske called the meeting to order

Members Present: Marv Bennink, Matt Fenske, Jake Smith, Dave Hanko, Curt Rypma

Arriving Late: Joel Terpstra

Members Absent: Dick Temple

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

Approval of the Minutes: Dave Hanko motioned to approve the minutes of February 23, 2021. Marv Bennink seconded the motion and it carried unanimously.

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

Non-Agenda Items: None

New Business:

- o Stoneway Marble Granite and Title – Parcel 2 of Sessions Drive – 70-10-24-393-003

Matt Fenske opened the floor to Stoneway for a recap of the site plan. Zack Voogt explained the site plan regarding the loading dock on the side and the parking was moved back. Requested to discuss the proposed insulated fog panels and the dumpster. Steve Penfield explained what Falk insulated panels are and their reason for wanting to use them. Steve Penfield explains that the dumpster is proposed to not have doors to enclose the structure. Greg Ransford explains the compliance of the door requirement.

Discussion among Commissioners.

Joel Terpstra addresses the need for screening along the property line along residential properties. There is discussion between commissioners regarding the need for screening to the west.

Joel Terpstra moved to recommend to make a motion to approve the site plan as presented which includes:

- Site Plan Sheets
 - o Survey Plan for Sessions Pointe Unit 2, Sheet 1, revised on March 10, 2021 by Moore & Bruggink Consulting Engineers
 - o Site Plan for Sessions Pointe Unit 2, Sheet 2, revised on March 10, 2021 by Moore &

Bruggink Consulting Engineers

o Utility Plan for Sessions Pointe Unit 2, Sheet 3, revised on March 10, 2021 by Moore & Bruggink Consulting Engineers

o Grading & SESC Plan for Sessions Pointe Unit 2, Sheet 4, revised on March 10, 2021 by Moore & Bruggink Consulting Engineers

o Landscape Plan for Sessions Pointe Unit 2, Sheet 5, revised on March 10, 2021 by Moore & Bruggink Consulting Engineers

o Sessions Pointe Unit 2 Photometrics Plan, dated December 28, 2020, provided by Highpoint Electric

o Stoneway Marble Building Floor Plans, Sheet A2.1, dated December 6, 2020, provided by Dixon Architecture

o Stoneway Marble Building Exterior Elevations, Sheet A4.1, revised on March 10 2021, by Dixon Architecture

o Stoneway Marble Building Ordinance Elevation Compliance, Sheet A4.2, revised on March 10, 2021 by Dixon Architecture

• Supplemental Information

o Ottawa County Parcel Report dated February 28, 2021

o Site Plan Review Application, dated December 8, 2020

o Falk Panel Insulated Metal Panel Systems, seven (7) pages, undated

with the following conditions:

- The Dumpster be fully enclosed and screened with a gate.
- Applicant is to add (5) 8ft -10ft evergreen trees with ball and burlap at a distance of 15ft apart installed at the elevation line of 703 sited on sheet 5 of 5 showing the elevations.
- The language that is being recommended by the Planning Commission and likely to be approved by the Board which gives us the ability to approve the garage doors not being on the rear part of the property be adopted and approved by the full Board of Trustees. Marv Bennink seconds the motion and it carried unanimously.

o Lucas Concrete

Matt Fenske explains the plans are back in front of the Commission from a prior presentation in 2019. A warehouse and office to be constructed on Steele St. and 3rd Avenue, parcel # 70-10-24-485-102 and 70-10-24-485-001. The warehouse and office space is approx. 12,000sq ft.

Applicant is not present.

This review is the result of the 58th District court cleanup and reapproval of the document and site plan from 2019.

Greg Ransford explains original application was approved in 2019 and valid for 535 days. In the meantime, the applicant has used the property as a staging ground and for storage use with lots of activity however has not applied for the intended building permit, since that time there have been numerous complaints about storage and the use of the property. The township had

informed the applicant the need to get their permit and proceed with the plans or clean up the property and the applicant has not, bringing the matter to the 58th District court. The District court issued the ruling for the applicant to re-apply, get the approval from the Commission and have the building permit issued by March 30th, 2021. The presentation of the site plans remains identical to the prior presentation of 2019.

Discussion about the length of time apply/permit the start of construction.

Discussion among Commissioners regarding how to handle the procedures.

Curt Rypma moves to follow the same motion that was stated in 2019. Jake Smith supported the motion. Marv Bennink clarified that the motion includes that the conditions are included in the motion.

Matt Fenske, Marv Bennink, Curt Rypma, Dave Hanko, Jake Smith all voted in favor.

Joel Terpstra opposed.

- o Zemaitis Concrete

Dave Hanko is recused due to conflict of interest.

Kraig Zemaitis gives a summary of the proposed project. Explained the old building will be a storage facility. The new building will be used to station trucks. He stated the proper window/glass size is also in the plans, however accidentally omitted from the printed plans. He will add windows to the east and south elevations.

Discussion of the conditions:

- o Overhead door use
- o Sidewalk – Pathway construction or payment into the fund
- o Glass/Window on the South and East facades

Joel Terpstra moved to Motion to approve the site plan as presented which includes:

- Site Plan Sheets
 - o Zemaitis Cement Finishing Site Plan, Sheet C2, revised on March 9, 2021 by Feenstra & Associates Inc.
 - o Zemaitis Concrete Finishing Landscape Design, revised on December 17, 2020 by Feenstra & Associates, Inc.
- Supplemental Information
 - o Zemaitis Concrete New Building Elevation, Sheet A1, revised on March 8, 2021 by Richard Postema Associates
 - o Zemaitis Concrete New Building Elevation, Sheet A2, revised on March 8, 2021 by Richard Postema Associates
 - o Zemaitis Concrete Preliminary Floor Plan, Sheet A3, revised on March 8, 2021 by Richard Postema Associates

- o Zemaitis Concrete Preliminary Building Section, Sheet A4, revised on March 8, 2021 by Richard Postema Associates
- o Zemaitis Concrete Preliminary Building Section, Sheet A5, revised on March 8, 2021 by Richard Postema Associates
- o Zemaitis Concrete Preliminary Foundation Plan, Sheet F1, revised on March 8, 2021 by Richard Postema Associates

With the following conditions: Applicant will NOT be required to build a sidewalk on River Hill and Lake Michigan Drive or pay into the pathway fund. The applicant will provide updated drawings for administrative approval showing that the windows and the amount of percentage of glass meets and complies with the ordinance on the south and east façades. Overhead door will be used, with a small apron, for lawn equipment and snowplow equipment, and is not to be considered an operatable overhead door or loading zone. The South East door is the applicant's loading zone. The full site plan will be concreted at the thickness that is capable of supporting the imposed load of a fire apparatus weighing at least 75,000 pounds. A Knox box is to be installed in both structures. Marv Bennink supported the motion. All approved and motion is carried.

Old Business:

- o Text Amendment – 15.09 (b) Loading Spaces

Greg Ransford gave explanation of the Amendment.

Comments made by Commissioners.

The Commissioners consent to move forward with the Amendment.

Planning Commission Comments – NONE

Joel Terpstra motions to adjourn. Curt Rypma supported and it carried unanimously.

Meeting adjourned at 9:03pm

Respectfully Submitted,
Jennifer Bosch