

**TALLMADGE CHARTER TOWNSHIP
REGULAR BOARD MEETING
HELD ON
TUESDAY, OCTOBER 9, 2012
AT 7:00 P.M.
www.tallmadge.com**

I. CALL TO ORDER James Van Ess called the meeting to order and Gerald Walt opened with prayer and the Pledge of Allegiance.

Members present: James Van Ess, Lenore D. Cook, Brenda Martin, Gerald Walt, Clifford Bronkema, Matt Fenske, and Michael Eppink.

II. CONSENT AGENDA Brenda Martin moved, Clifford Bronkema supported, to approve the minutes of the September 11, 2012 regular meeting, to approve the bills to be paid in October of 2012 as presented and to accept as information the treasurer's report, legal update and correspondence if any. Motion CARRIED.

III. PUBLIC PARTICIPATION Greg De Jong, County Commissioner, gave an update on the workings of the Commissioners.

IV. UNFINISHED BUSINESS

V. NEW BUSINESS

- A. Public Hearing to hear an amendment to the Zoning Ordinance Map. Van Ess Properties is proposing to change that portion of land at approximately 13301 42nd Avenue that is currently zoned Rural Preserve to a Planned Unit Development Zoning District. Lenore Cook moved, Gerald Walt supported, to allow James Van Ess to step down as chair due to a conflict of interest. This is a preliminary plan public hearing. Motion CARRIED. Gerald Walt will take over as chair. Lenore Cook moved, Brenda Martin supported, to open the meeting to the public. Motion CARRIED. Zach Voogt with Moore and Bruggink presented Van Ess properties preliminary layout. The property has 36 acres and the plan is to have one entrance or private road with 20 units. The preliminary plan does not include sidewalks or street lights so as to keep the area rural. The size of the proposed lots range from 1.3 acres to 3.1 acres. Lester Langeland asked if the gravel road would be able to handle the extra traffic and did the developer plan on paving 42nd from Leonard to Johnson. Kim Borgman said she thought the notice to the public was incorrect and wanted to know what the property was zoned and master planned as, what the planning commission said at their hearing. Timothy Smith shared his concern regarding more traffic on 42nd Avenue. There was also questions raised regarding twenty more septic and wells going in. Matt Fenske, planning commissioner, answered some of the concerns. Van Ess properties can build fifteen houses by right and would not even have to come to the Township Board. The OCRC would be the entity who would comment on traffic and whether or not 42nd could handle the traffic as a gravel road. Environmental Health would be the determinate concerning septic and well. Matthew Fenske moved, Brenda Martin supported, to close the meeting to the public. Motion CARRIED. This is a preliminary plan public hearing. The township board shall make a finding and determination with respect to

compliance with the PUD Standards set forth in Sections 14.03, 14.04, 14.05 and generally determine whether the basic concept of the proposal is consistent with the intent and spirit of the PUD District. Clifford Bronkema moved, Michael Eppink supported, that this meeting be tabled to allow the meeting to be re-noticed and the board can receive information from the road commission. Motion CARRIED.

- B. Second Reading to amend the Peddler License Ordinance. Matthew Fenske moved, Brenda Martin supported to adopt the amendment to our Peddler License Ordinance. Motion CARRIED by a unanimous roll call vote.
- C. The board decided to discuss the need for Maplewood Cemetery interior roads and exterior fencing as one item. After much discussion Lenore Cook moved, Brenda Martin supported, to proceed with the exterior fence this fall yet and do the interior roads in the spring. The cost to purchase the fence (not installation) is approximately \$10,000. Motion CARRIED.
- D. Implementation of Dangerous Building Ordinance against 0-2624 Lake Michigan Drive. Mr. Berg questioned why his building would be considered dangerous when it is not public property. The board explained to Mr. Berg the ordinance and the process that the township takes regarding Dangerous Buildings. Gerald Walt moved, Brenda Martin supported to set a public hearing for Mr. Berg for November 13, 2012. Motion CARRIED.
- E. First Reading to adopt Michigan Vehicle Code Ordinance

VI SUPERVISOR COMMENTS AND COMMITTEE REPORTS

Planning Commission: Matt Fenske said that they did a site plan for Rosedale Memorial Gardens and Nutra Pak and also reviewed PUD language.

Zoning Board of Appeals: No meeting

Haz-Mat: No report

Fire Board: No report

VII. INFORMATIONAL ITEMS

- A. Fire Department
- B. Sheriff Department
- C. List of Building Permits for September of 2012
- D. Planner and Zoning Enforcer

VIII. ADJOURNMENT Meeting was adjourned at 8:48 p.m. p.m.

Respectfully submitted
Lenore D. Cook, Clerk