

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
JUNE 11, 2012**

Meeting was called to order at 7:00 p.m. by Marvin Bennink.

Members Present: James Szejda, Joel Terpstra, Dewey Bultsma, Marvin Bennink, Donald Smith, Dewey Bultsma and Matthew Fenske.

Members Absent: Richard Temple.

Also Present: Greg Ransford, George Cashmere, Matt & Jenny Boelema and Dave Veneklese.

Joel Terpstra provided a motion to approve the agenda. The motion was seconded the by Donald Smith and was carried unanimously.

Joel Terpstra provided a motion to approve the Minutes from the May 14th Planning Commission Meeting with the changes to Meadow Verde PUD. Dewey Bultsma seconded the motion and was carried unanimously.

Old Business:

Meadow Verde PUD Review- George Cashmere is requesting the minor amendment to be given to Matt & Jenny Boelema. George stated that the road to the east has no bearing and will not continue as a main road beyond the Meadow Verde Development. The road is to be used for emergency vehicles only. He stated that there is water and sewer to the end of that road. George also stated that he needs to have the new homes to have the same ascetics as the current homes in the development.

Dave Veneklese stated that he was granted the same relief when he was ready to build. He also thinks that it will be an asset to the development to have their home fit the style of the neighborhood.

Joel Terpstra visited the development and stated that it has low traffic volume. He also questioned if the 15 foot minor amendment would be enough to build.

Donald Smith questioned why the site was shortened in the first place. The two lots to the north are the same.

Marvin Bennink made the comment that the stub is for emergencies only.

Dewey Bulstma stated that it's Ottawa County's standard procedure to extend the water/sewer, have storm drains and have the sidewalks in place.

Jim Szejda will require it to the road if the road is to connect to the future development of the vacant land to the East.

Donald Smith stated the alignment of the future development will be a problem. There will be a 15 foot difference in property lines of the next house. Also the road is not a main access now but it cannot be determined now since the vacant land has not been developed.

Jenny Boelema stated that they only want to better the development and wants to have their new home fit in with the rest of the homes.

Donald Smith stated that he does not want to change the PUD for one home.

Jim Szejda is concerned with approving the minor amendment for the future development and questions how many more will need to be approved.

Joel Terpstra supports the request because with that approval the next three houses will be exact.

Dewey Bultsma supported that the request and that the lot should be widened. He also stated that the sidewalks will have to be installed and has to go both ways.

Joel Terpstra stated that Phase two and three are correct the correct set-backs.

Greg Ransford stated that the home fits the development and also meets the standards of the PUD.

Matt Boelema said that this is a family decision and wants to stay in the township.

Joel Terpstra made the motion to approve the minor amendment to the PUD with the condition that the continuing the sidewalks continue to the East lot line. Dewey Bultsma seconded the motion and it was brought to the vote of the Planning Commission Board.

Jim Szejda- For

Joel Terpstra- For

Dewey Bultsma- For

Marvin Bennink- For

Donald Smith- Nay

Matt Fenske- For

7:46 p.m. Text Amendments on the proposed Lamont District:

The public meeting for the Lamont District will be held on July 9, 2012 at 7:00 p.m.

8:30 p.m. Donald Smith made a motion to adjourn the Planning Commission meeting. Joel Terpstra seconded the motion and was carried unanimously.

Respectfully submitted,

Valdyne Schwallier
Administrative Assistant