

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
MARCH 24, 2015

7:00 pm Marvin Bennink called the meeting to order.

Members present: Marvin Bennink, James Szejda, Matthew Fenske, Dewey Bultsma, Joel Terpstra, Tim Irwin and Tim Grifhorst.

Also present: Greg Ransford, Tim Allspach, Ray Nadda, Doug Kloostra, Ken VerWoert and Tom Miedema.

Joel Terpstra provided a motion to approve the Agenda. Tim Grifhorst seconded the motion and was carried unanimously.

Tim Grifhorst provided a motion to approve the Minutes from the Special Meeting held on March 3, 2015.

7:05 pm New Business:

- **Site Plan Review Application**
 - **Wash N Wags – 0 Lake Michigan Drive**
 - **Seeking to construct and operate a dog grooming facility (kennel)**

Tim Allspach stated that Mr. Nadda would like to construct a 4,000 square foot building to operate a dog grooming facility. Mr. Allspach stated that the following changes have been made to the site plan:

A 6 (six) foot high decorative PVC privacy fence will be added to the east side of the building and will wrap around to the north side that will be change into a 6 (six) foot high chain link fence that will contain PVC slates for continued privacy. Will also be adding 3 (three) pine trees to the west side of the property to add continued privacy from the residential area.

Dewey Bultsma questioned the radius coming off Lake Michigan Drive.

Mr. Allspach stated that he would like to meet the standard requirements of the Ottawa County Road Commission. This will entail 25-foot radius of each side of the entrance.

Tim Irwin questioned the façade on the east and west side of the building.

Mr. Allspach stated that they could run the board and batten on the east and west sides of the building, keep the front façade cultured stone with the board, and batten siding. The roof will be a standing seam metal roof with asphalt shingles.

Joel Terpstra asked if they applicant will be required to pave to the lot line for the future development to the north.

Marvin Bennink asked if there were any comments from the Fire Chief.

Greg Ransford stated that he has to still review the plans and make his recommendations.

Joel Terpstra provided a motion to approve the site plan with the following conditions: The Easement agreement is revised to ensure that Wash – N- Wags pave the remaining road to the north lot line in the future. The Fire Chief’s approval of the site plan; the west wall shall match the east wall with board and batten; slat material for fencing shall be revised and approved by the township planner. Tim Irwin seconded the motion and was carried unanimously.

- **Nutra Pak – 197 Steele Street** n loca tion.
 - **Seeking to construct 18,700 square foot addition**

Tom Meidema stated that Nutra Pak is looking to add an additional 18,700 square foot warehouse space to the current space.

Joel Terpstra asked about the fire-suppression.

Mr. Meidema stated that it would be an overhead sprinkling system that will run throughout the entire new construction since the current building is already sprinkled.

Matthew Fenske asked about water run off.

Mr. Meidema said that there would be gutters that run along the building that will lead into a catch basin that drains into a detention pond.

Joel Terpstra questioned if any more loading docks were going to be added to the new construction.

Mr. Meidema stated that there will not be anymore loading docks added.

Tim Irwin asked if the siding would continue to the new construction.

Mr. Meidema stated that the siding would match the current building.

Greg Ransford stated that they met all the landscape requirements through the township ordinance.

James Szejda provided a motion to approve the site plan as presented pending the Fire Chief's approval. Joel Terpstra seconded the motion and was carried unanimously.

- **Planned Unit Development**
 - **Tallmadge Woods Condominium – Major Amendment application**

Mr. VerWoert presented a plan to start the Second Phase of Tallmadge Woods Condominiums. Mr. VerWoert stated that it is proposed to include some single-family condominium units. He also stated that the green space in-between each phase would be increased.

Marvin Bennink asked if the number of units has increased.

Mr. VerWoert did state that the number of units has increased to 63 units.

Matthew Fenske questioned if more streetlights will need to be added.

Mr. VerWoert stated that the streetlights would continue into the new development.

James Szejda questioned if the proper drainage will be added to the new phase of the condominium development.

Mr. VerWoert said that all of the proper drainage systems have been in place.

Joel Terpstra provided a motion to approve the preliminary PUD plan. Dewey Bultsma seconded the motion and was carried unanimously.

8:20 pm Planning Commission Comment:

Discussions to place regarding the future Tallmadge Township survey that will be taking place and more information will be provided later.

8:30 pm Adjournment:

Joel Terpstra proved a motion to adjourn. Dewey Butlsma seconded the motion and was carried unanimously.

Respectfully submitted:

Val Schwallier.
Administrative Assistant