

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
OF FEBRUARY 11, 2008**

Vice Chairman Matthew Fenske called the meeting to order at 7:30 p.m.

Members present: Dewey Bultsma, Marvin Bennink, Matthew Fenske, Dick Temple and Toby Van Ess

Members absent: Daniel Murray and Donald Smith

Also present was Greg Ransford, Township Planner

The minutes of the January 14, 2008 meeting were approved as presented.

1. Public Hearing – Grand Bay Marine is requesting a Special Use Permit to operate a boat sales and service facility at O-269 Lake Michigan Drive NW. This parcel number 70-10-24-400-070 is zoned C-2.

Matthew Fenske noted that this property had previously been used for boat sales and service. Greg Ransford confirmed that it was the same facility as Hi Performance, however they had another parcel in back and Grand Bay Marine is only interested in the front parcel. Mr. Ransford feels this request is appropriate; the current limitation is the size of the parcel. Tim Allspach, architect for the applicant, submitted a revised parking plan. Grand Bay Marine proposes to close off the southern part of the parking lot and use it for display only. Mr. Ransford also noted that the township will need a copy of the lease agreement. Also, the façade of the building adjacent to the right-of-way does not meet current standards. Mr. Ransford recommended that Grand Bay Marine obtain a \$10,000 letter of credit for meeting façade requirements.

The updated site plan shows an optional parking area to the east, and boat display only in the front. Greg Ransford said they are proposing 13 parking spaces, which is the required amount. Dick Temple is concerned there may not be enough room in the parking lot, especially if there was a lot of snow piled up. Mr. Allspach said they could put excess snow in the truck dock or the northwest corner of the lot. They could also have snow removed from the site. Liz Carney, owner of Grand Bay Marine, added that they are not very busy in the winter.

Marvin Bennink is concerned about the outdoor display area affecting traffic visibility. Mr. Ransford said that the proposed site plan meets the ordinance, however it is a legitimate concern if it affects visibility. Marvin Bennink feels there should be no parking or display between the sign and the road.

The meeting opened to the public.

Randy Van Manen, of Van Manen Oil at O-305 Lake Michigan Drive, is concerned about congestion in the right-of-way area, especially since he had parking conflicts with the previous owner when they were getting new boat deliveries. Ms. Carney said their main business in Traverse City is kept clean and maintained. She added that the Tallmadge location would be for minor service only. Ms. Carney said all new boat deliveries will be singular. The multiple boat deliveries will be sent to their main store in Traverse City.

Arnold Grover of Grover Real Estate said this will be a new user, and they intend to close off the driveway in the front area, which will be an improvement. They are proposing the parking as required by the Zoning Ordinance.

Dewey Bultsma asked how many boats they intend to display. The applicant said it would depend on the size of the boats, but approximately 6-8 outside and possibly 3-4 inside. Dewey Bultsma agrees with Mr. Bennink that there should not be any parking or display between the sign and the road.

Matthew Fenske asked about the façade of the building. Greg Ransford said if this were a new building it would not meet the Zoning Ordinance. Mr. Allspach said the Zoning Ordinance requires something decorative, so he is proposing a banding of paint along the side of the building along with landscaping. He added that the material that is on the building would be difficult to remove. The front of the building meets current standards; however they will remove the blinking sign. Dick Temple proposed putting a skim coat on with reveals.

Toby Van Ess moved, Dewey Bultsma supported, motion CARRIED to recommend APPROVAL of the request to the Township Board with the following conditions:

1. Compliance with Section 11.06 (a), as determined by the Board of Trustees. In the instance the plan is not compliant with said section by the Board meeting it shall then be approved at the discretion of the Planning Director.
2. Submission of a letter of credit in the amount of \$10,000.00 to the satisfaction of the Township.
3. No parking/display in the grass area. The “future paved outdoor display” area shall remain in its current condition of lawn. No parking south of the existing sign.
4. Switch the handi-cap parking from the east to the western most parking space.
5. Submission of the lease agreement to the Township.

Ayes: Dewey Bultsma, Matthew Fenske, Dick Temple and Toby Van Ess. Nay: Marvin Bennink.

2. Final Development Plan – Lamont Woods Site Condominium PUD on parcel number 70-10-07-200-029. This parcel is located on the west side of 42nd Avenue between Leonard and Johnson Street and is zoned Rural Preserve. This item had been postponed at the November 12, 2007 meeting.

Toby Van Ess abstained from this portion of the meeting as a Planning Commission member.

Mr. Van Ess said he has added one lot, still maintaining approximately 2 acres per parcel, and modified the drainage plan. The Ottawa County Drain Commission has approved this plan. He wants to maintain the integrity of the property and not clear out a lot of the trees, therefore the plan has smaller retention areas throughout the site ranging from about 7-10 feet in depth. The sand on this site goes from 12 to 60 feet deep, so there should not be any standing water. There are three leach basins remaining on the plan. Ottawa County Drain Commission said leaching systems are used throughout the county, however they should be included in the Association Maintenance Agreement. Dick Temple added that Ottawa County likes leaching systems, and commended Mr. Van Ess for preserving the character of the property by not piping, which would have required clearing out a lot of trees.

The meeting opened to the public.

A neighbor is concerned about the gravel road and traffic. Toby Van Ess said he has not met with the Ottawa County Road Commission yet, but right now the township cannot participate in funding a road improvement, and it is unlikely that the county can either. It is possible that the hill will have to be taken out if it is paved, and for now it will likely stay gravel. Dick Temple added that if it is paved, there will be increased traffic cutting through between Leonard and Johnson. Marvin Bennink noted that the developer must do what the Ottawa County Road Commission requires. Mr. Van Ess said the road within the development will be paved.

The meeting closed to the public.

Matthew Fenske said this item had been tabled due to drainage issues, and now the Ottawa County Drain Commission has approved this revised plan.

Dewey Bultsma moved, Dick Temple supported, motion CARRIED to recommend APPROVAL of the final PUD to the Township Board. Ayes: Dewey Bultsma, Marvin Bennink, Matthew Fenske, and Dick Temple. Nays: none.

3. Public Hearing – Zoning Ordinance Text Amendment proposing changes regarding Special Use text.

Greg Ransford said the township is trying to reduce the amount of public hearings required and to provide power of approval to the Planning Commission. Currently the Planning Commission holds a public hearing and provides a recommendation to the Township Board, which also holds a public hearing and makes a final decision on the request. The proposal is to allow Special Uses to be approved by the Planning Commission, however there would be a provision to allow the Supervisor, Treasurer and Clerk to require a specific special use request to receive Board approval with public hearing in addition to the public hearing and recommendation of the Planning Commission.

Toby Van Ess explained that the Planning Commission members are chosen for their areas of expertise. The text lists four considerations for determining whether they would like a request to be decided by the Township Board as follows:

- 1. The impact of the proposed special use on the surrounding area.**
- 2. The compatibility of the proposed special use with the Township Master Plan.**
- 3. The capacity of existing infrastructure to accommodate the proposed special use.**
- 4. The size of the proposed special use.**

The meeting opened and closed to the public with no comment.

Toby Van Ess moved, Marvin Bennink supported, motion CARRIED to APPROVE the proposed text change as written. Ayes: Dewey Bultsma, Marvin Bennink, Matthew Fenske, Dick Temple and Toby Van Ess.

Meeting adjourned at 9:30 p.m.

Respectfully submitted,

Denise Somers, Administrative Assistant

