

**TALLMADGE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
OF APRIL 9, 2007**

Chairman Daniel Murray called the meeting to order at 7:30 p.m.

Members present: Dewey Bultsma, Marvin Bennink, Daniel Murray, Matthew Fenske, Donald Smith and Dick Temple

Member absent: Toby Van Ess

Also present was Greg Ransford, Township Planner

The minutes of the March 12, 2007 meeting were approved as presented.

1. Rezoning Public Hearing – Ken Hershberger of 12521 24<sup>th</sup> Avenue is requesting a rezoning for parcel number 70-10-16-200-035 from R-1 to Rural Preserve.

Mr. Hershberger said R-1 zoning allows a maximum size accessory building of 1200 square feet. He owns four acres Master Planned Rural Preserve and would like a larger building.

The meeting opened to the public.

Judy Johnson of 2550 Leonard said she and her husband owned that property 57 years ago. They sold the house and built a new house in back. The north side of Mr. Hershberger's property is open space, and the Johnson's would like to trade some of their property to the south of Mr. Hershberger's for the open space to the north, enabling Mr. Hershberger to build the accessory building on the south side of his house, which is more wooded. They feel the neighbors would also prefer the location on the south side for aesthetics.

Mr. Hershberger explained that he is requesting this rezoning, however Mr. and Mrs. Johnson own 20 acres, a portion of which is adjacent to his on the south. They would like to trade the vacant portion of Mr. Hershberger's property to the north for approximately the same amount of property to the south, and then request a rezoning for that property.

Mr. Ransford said the township will need to re-notice for the rezoning of the additional property. Dick Temple clarified that the property is Master Planned Rural Preserve. Mr. Hershberger said he will tear down the existing building and the new accessory building would be located closer to the road, but not closer to the road than his house. He plans on a building with steel siding and asphalt shingles to store his boat, camper and trailers.

The meeting closed to the public.

Donald Smith moved, Matthew Fenske supported, motion CARRIED to recommend APPROVAL of the rezoning to the Township Board. Ayes: Dewey Bultsma, Marvin Bennink, Daniel Murray, Matthew Fenske, Donald Smith and Dick Temple. Nays: none.

Daniel Murray asked if Greg Ransford could write some proposed text for the Zoning Ordinance to prohibit canvas buildings and possibly outdoor woodburners.

Meeting adjourned at 7:55 p.m.

Respectfully submitted,

**Denise Somers, Administrative Assistant**