

**TALLMADGE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
OF APRIL 11, 2005**

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

**Members present: Daniel Murray, Toby Van Ess, Dewey Bultsma, Donald Smith  
and Matthew Fenske**

**Members absent: Marvin Bennink and Lenore Cook**

**Also present was Greg Ransford, Township Planner**

**The minutes of the March 14, 2005 meeting were approved as presented.**

**1. Special Use – Jim Kragt is requesting a Special Use Permit to expand an existing recreation pond on parcel number 70-10-13-100-046. This parcel is zoned R-1 and is located at approximately 0-544 Kozy Kove.**

**Mike Zambetis of J F New pointed out the expansion area on a map. The proposed expansion would be .79 acres for recreation, aesthetics and wildlife habitat.**

**The meeting opened to the public.**

**Greg Ransford had spoken with Mike Zambetis and the NRCS no longer deals with ponds, it simply requires township approval. Dewey Bultsma asked about the DEQ. Mr. Zambetis said the pond was specifically designed around two wetland areas. He also confirmed with the DEQ on January 28, 2005 that an MDEQ permit was not required. Mr. Sturrus of High Grade Materials will remove approximately 13,000 yards of material.**

**Leon Steele of 0-588 Kozy Kove asked when they proposed to start, and how long the project would take until completion. Mr. Kragt said they would start as soon as it is approved. Mr. Sturrus said the project would take a couple of months from start to finish. Mr. Steele is not in favor of the noise that would come with the project. Jim Sturrus intends to use a crane and loaders entering through Bolthouse farm property. Leon Steele asked if the silt would kill the fish in the pond. Mr. Sturrus said no, it is mostly gravel, which settles quickly.**

**Donald Smith suggested time restrictions. Daniel Murray feels it would be positive for the township and residential living. Dewey Bultsma is concerned about dust control. Mike Zambetis answered that they would need a soil erosion permit from Ottawa County, and they will regulate the dust control measures. Donald Smith said the Ottawa County Soil Erosion permit should have been obtained before now, since he's moving dirt already.**

**The meeting closed to the public.**

**Donald Smith moved, Dewey Bultsma supported, motion CARRIED to APPROVE the request with the following conditions: Monday through Friday from 7:00am – 5:00pm without exception, to be completed within two months from start until completion, and follow the guidelines as set forth in the application of one on three slopes. Also, an Ottawa County Soil Erosion permit must be obtained before any further excavating is conducted, and dust must be controlled. Ayes: Daniel Murray, Toby Van Ess, Dewey Bultsma, Donald Smith and Matthew Fenske. Nays: none.**

**2. Special Use – Verizon Wireless is requesting a Special Use permit to construct a wireless communication facility at 3186 Lake Michigan Drive. This parcel number 70-10-21-300-008 is zoned R-1.**

Daniel Murray referred to the report submitted by Greg Ransford. Claudine Anton, a representative from Verizon Wireless said they are proposing a 175' monopole within a 100' x 100' lease area, and there would be room for additional carriers. In addition, they intend to install a 6' chain link fence with landscaping around the site compound. The highest elevation on that property is about 630'.

Donald Smith asked if it would be possible to co-locate on the towers at Grand Valley State University. Ms. Anton said there are technical requirements, and the Grand Valley site is too far away to co-locate. She added that the proposed 175' monopole would not require lighting. They did have FAA approval, however that has expired and a new application has been filed. They cannot build without FAA approval. Ms. Anton said no other location works for the coverage they need; they have been working on this for two years. Someone on behalf of the church on which property the proposed tower would be located said he has been working with Verizon, and he is happy with the proposal.

Greg Ransford confirmed the township zoning ordinance requires towers in the commercial district unless the applicant provides proof from an engineer that there would be more appropriate coverage capabilities in a noncommercial district. Mr. Ransford recommended approval of the proposed request; the commercial district is approximately ¼ mile away, however it is at a lower elevation.

Daniel Murray said the township had an outside opinion at the time of a previous request, and he feels it should be in the commercial district. He is not convinced it should be allowed in Residential. Ms. Anton said they could locate in the commercial district, but it would require a 210' monopole, which would need a variance and lighting. Greg Ransford said our engineer recommends approval as submitted, being it would be structurally sound and of favorable construction.

Ms. Anton believes there are more residents that would be in close proximity in the commercial district, since the church parcel is so large. Greg Ransford said he trusts Verizon's engineer. Daniel Murray said this went under great scrutiny during a previous request, and wants to make sure the Planning Commission makes an informed decision. Donald Smith said it is probably not a bad location, however he would prefer a location within the commercial district. Dewey Bultsma added that some are put on Consumers Energy poles.

Greg Ransford referred to Moore and Bruggink's review and the idea of setting a tower on property large enough in case it falls over, and wondered if any property in the commercial district would be large enough. Toby Van Ess said if it did collapse to the east on the proposed property, it would land on an adjacent parcel. The representative from the church said that because of the construction, it would collapse within that area; it is designed not to fall straight over. Ms. Anton said anything over 200' needs lighting. Matthew Fenske said light pollution is the most intrusive.

Matthew Fenske moved, Dewey Bultsma supported, motion CARRIED to TABLE the request pending further clarification from the Township Board regarding a professional opinion, also for the applicant to provide further engineering correspondence, mainly providing an assessment considering any property within the commercial district available for a tower. Ayes: Daniel Murray, Toby Van Ess, Dewey Bultsma, Donald Smith and Matthew Fenske. Nays: none.

**3. Receipt of Wright Township letter – Consideration of a joint planning meeting. Tallmadge had mailed Wright Township a notice of intent to plan, and Wright responded with a request for a joint meeting. Toby Van Ess suggested inviting Wright Township to our Planning Commission meeting when we discuss the bordering area along Hayes, specifically when it comes to considering changing the Master Plan from Agricultural to Rural Preserve. The Planning Commission then decided it**

**might be easier to set a separate meeting, possibly on a Tuesday or Wednesday. Mr. Ransford will send a letter in response to Wright Township to set up a separate meeting.**

**Meeting adjourned at 8:45 p.m.**

**Respectfully submitted,**

**Denise Lanting, secretary**