

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
OF JULY 13, 2009**

Chairman Marvin Bennink called the meeting to order at 7:00 p.m.

Members present: Donald Smith, Marvin Bennink, Dewey Bultsma, Dick Temple and Jim Szejda

Members absent: Matthew Fenske

The minutes of the May 11, 2009 meeting were approved as presented.

1. Discussion Item – Wireless Communication Facilities Ordinance.

Mr. Scholten of General Communications has asked the Township to look at the guidelines of the Zoning Ordinance regarding Wireless Communication Facilities. He is in the tower leasing business and has a project in mind for the Township. He leases to cellular, internet and TV stations, and his tower in Walker is almost at capacity. He prefers lattice towers or guyed towers as opposed to monopoles, and needs 300 feet minimum height. He feels more applications will be coming to the Township for the same request, especially with wireless internet becoming more prevalent.

The property Mr. Scholten is interested in is zoned Commercial. He stated it would bring in more services to the Township and he wonders if the Planning Commission wants to consider different specifications for his type of service or if he should apply for a variance.

Greg Ransford explained that what Mr. Scholten has proposed would exceed the height and pavement requirements. He suggested coming to the Planning Commission to see if there is some flexibility. Mr. Scholten can apply for a text amendment, he is just seeking direction from the Planning Commission at this point.

Mr. Scholten said the Township has standards for monopoles, but not for other types. He added that this proposed tower would need FAA approval, and they would need a red light at the top of the tower, a strobe is optional.

Mr. Temple then asked about the fall area and brought up the issue of taking property out of use for other potential uses. He feels that towers have an invasive nature and does not see how they benefit the community.

Don Oppenhuizen is the real estate agent for the property Mr. Scholten is looking at. He explained that this property is way off the road and consists of approximately 3.65 acres. Mr. Scholten added that the compound area would not be visible from the road, however the tower would be. He also added that the tenants would generate personal property revenue.

Donald Smith said the Industrial Park has a guyed tower and it makes it difficult to do anything else with the property around it. Mr. Scholten explained that the property he is proposing has a Consumers Energy easement through it.

Mr. Temple said he was not in favor of changing the ordinance, and feels it would open it up for others. Marvin Bennink agreed, he said when the Planning Commission first worked on the Wireless Communications Ordinance, they set a maximum height of 175 feet so the towers would not be as visible, and lighting was also a factor. He referred to a township survey in which residents preferred to keep Tallmadge rural. Mr. Scholten said the property he is interested in is surrounded

by Commercial zoning. Marvin Bennink said it appears the Planning Commission consensus is not in favor of changing the ordinance.

2. Site Plan Review – Tasmanian Enterprises is requesting Site Plan Review for an off-street parking lot on parcel number 70-10-24-484-004. This parcel is located at O-11381 1st Avenue and is zoned Industrial.

Greg Ransford said this is similar to the request in April 2006 for Apex. He said the Tasmanian proposal meets the Zoning Ordinance. Mr. Kleyn explained that they are requesting temporary parking until the economy changes and then they will possibly put up more buildings.

Tasmanian owns two separate parcels; their existing building is on parcel number 70-10-24-484-012, and parcel 70-10-24-484-004 is the vacant parcel they are requesting to use for off-street parking. The Township allows this parking when it is located within 300 feet of the use it serves in accordance with Section 15.03(b).

Donald Smith verified they are applying for parking of six automobiles and four trucks or trailers. Greg Ransford said they could get a Special Use for additional parking, but what they have proposed meets the Zoning Ordinance.

Dick Temple moved, Donald Smith supported, motion CARRIED to APPROVE the Site Plan as presented. Ayes: Donald Smith, Marvin Bennink, Dewey Bultsma, Dick Temple and Jim Szejda. Nays: none.

3. Discussion Item – Wind Energy Ordinance.

Greg Ransford said he used the Ottawa County model ordinance and restructured it to fit with the Tallmadge Township Zoning Ordinance. Tallmadge has a large amount of acreage that is marginal for wind energy production at 50 meters, however no property in the Township is appropriate for a large wind energy operation. He said there will likely not be many requests since they would not be cost effective.

The Planning Commission feels it should be readdressed in the fall to give members time to review it in further detail.

Meeting adjourned at 8:05 p.m.

Respectfully submitted,

Denise Somers, Administrative Assistant

