

**TALLMADGE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
OF OCTOBER 12, 2009**

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

Members present: Donald Smith, Matthew Fenske, Marvin Bennink, Dewey Bultsma and Joel Terpstra

Members absent: Jim Szejda and Dick Temple

Also present was Greg Ransford, Township Planner

The minutes of the September 14, 2009 meeting were approved as presented.

**1. Discussion Item – Proposed Lamont District**

The Planning Commission reviewed the information prepared by Greg Ransford, which included proposed Village of Lamont Zoning District map and text, which would replace a portion of the existing R-1 Single Family Residential District for Lamont, trying to preserve the past village character. The permitted and special uses already provided by the existing R-1 District would remain the same; however portions of that District were revised to address small convenience and tourist oriented shops by Special Use. Mr. Ransford said that after reviewing maps of Lamont, he would suggest minimum lot sizes of 20,000 square foot and 80 feet in width, which would be compatible with most existing parcels. He also suggested a 25 foot front yard build-to line with a minimum of 70 percent of the front façade of the dwelling adjacent to the street, excluding an attached garage, to be located at the 25 foot front yard build-to line. Donald Smith wondered if that would create a problem with existing houses that are set back further. Mr. Ransford explained that the majority of the existing houses have a 20-30 foot front yard setback, and hopefully over time they will all end up close to the 25 foot build-to line, since it would allow existing houses to add on to the front.

Mr. Ransford had provided two versions of a proposed district boundary. Version One has a west boundary at 48<sup>th</sup> Avenue and includes only the south side of Leverette. Version Two goes further west almost to the township boundary on the north side of Leonard and includes the north and south sides of Leverette. Marvin Bennink is inclined to not include the north side of Leverette, however would like to include the north side of Leonard a bit further west of 48<sup>th</sup> Avenue. Mr. Ransford explained that the proposal would include setbacks for the whole district, however allow businesses as a Special Use for the boulevard only.

Joel Terpstra feels the village ends at 48<sup>th</sup> Avenue. Marvin Bennink and Donald Smith agreed that businesses should be contained to the boulevard area. The majority of existing parcel sizes on the north side of Leverette are larger. Mr. Ransford explained that the 80 foot minimum lot width would be for new parcels, existing parcels would be grandfathered in.

Marvin Bennink asked Marcia Ashby, who was present at the meeting, about her house on the northwest corner of Leonard and 48<sup>th</sup> Avenue. Ms. Ashby said her house was a stagecoach stop in the 1880's and the next few houses to the west of hers were from the 1880's as well. Joel Terpstra likes Version One, however feels the first two houses on the south side of Leonard past 48<sup>th</sup> Avenue should be added, as well as the first few houses on the north side of Leonard that are historical in character. Mr. Ransford added that the district is meant more to benefit from the setback, not the style of house.

The Planning Commission consensus was to extend Version One west to include parcel 70-09-12-430-007 located at 4818 Leonard Street on the south side of Leonard and to parcel 70-09-12-276-012 located at 4893 Leonard on the north side of Leonard. They felt the east boundary should be the cemetery at parcel number 70-10-07-400-004 on the north side of Leonard and 70-10-07-476-001, located at 4280 Leonard on the south side.

The Planning Commission liked the proposed 25 foot build-to line, along with the provision requiring a minimum of 70% of the front façade of the dwelling adjacent to the street, excluding an attached garage, to be located at the front yard build-to line.

The Planning Commission then discussed the Special Uses that could be considered for those parcels that abut and have access to the boulevard of Leonard Street. The Planning Commission had some concerns about uses that wouldn't be in character with the village of Lamont due to size or nature. Marvin Bennink would like to see small, quaint businesses, not large commercial type businesses. Donald Smith said it may help to limit the square footage allowed for a building. The Planning Commission is comfortable with the proposed uses if the square foot can be limited and the Planning Commission can have some control during the Special Use process. Mr. Ransford will review this and bring suggestions back to the Planning Commission.

Marvin Bennink asked about off-street parking. The Planning Commission would like to see the majority of off-street parking in the rear. Mr. Ransford will work on language for this as well and bring it to the next meeting. Joel Terpstra also asked about possible language regarding appearance/character requirements.

The Planning Commission would like to discuss these items at the next meeting before holding a public hearing.

Meeting adjourned at 8:10 p.m.

Respectfully submitted,

Denise Somers, Administrative Assistant

