

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
OF DECEMBER 14, 2009**

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

Members present: Matthew Fenske, Dewey Bultsma, Marvin Bennink, Jim Szejda, Joel Terpstra and Dick Temple

Member absent: Donald Smith

The minutes of the November 9, 2009 meeting were approved as presented.

1. Non-agenda Public Comment.

Michael Bosveld owns property in the Tallmadge Industrial Park and is interested in starting a business which requires an automobile dealer license from the State. Mr. Ransford referred to the Zoning Ordinance section regarding uses permitted after special approval in Industrial zoning which includes, "Any other use which shall be determined by the Township Board after recommendation from the Planning Commission, to be of the same general character as the above permitted uses", or Mr. Bosveld could request an amendment to the Zoning Ordinance.

Mr. Bosveld said he does not intend to have a used car business, but he wants to access auto auctions. He wants to use the address of his Industrial property on 1st Avenue to hold the license. He will not store or sell vehicles from this location.

Jim Szejda asked what provisions the township has to prevent this expanding into a used car business. Mr. Ransford explained that a Special Use could control and limit the size of the operation. Mr. Bosveld said he would not store any vehicles at this location and he would not mind if the Planning Commission limited him to zero parking spaces for the Special Use. Mr. Ransford added that the Planning Commission would be implying that a used car business would be appropriate at this location if they did approve the Special Use.

Marvin Bennink feels it would be stretching the definition of a Special Use to approve it, however if there are no cars on display, he sees no harm. Dewey Bultsma is concerned about having one building with two uses and is worried about setting a precedent. Joel Terpstra agreed that the request has merit, but is also concerned about setting a precedent. Matthew Fenske said he would be more in favor of a Special Use than a text amendment.

This item was postponed until later in the meeting.

2. Rezoning Public Hearing – Arnold and June Vander Wall are requesting a rezoning for a portion of parcel number 70-10-08-300-022 from Agricultural to Rural Preserve. This parcel is located at approximately 3875 Leonard Street.

Phil Vander Wall, son of Arnold and June, was present at the meeting. He has purchased his parents farm, and they kept 10 acres for their house. They are requesting to only have 4.89 acres with the parent's house and add the remaining 5.11 acres to the farm property.

Mr. Ransford said this would be consistent with the Master Plan. Marvin Bennink confirmed that no accessory buildings would be involved with the portion of the property being rezoned to Rural Preserve. Dick Temple said the request is in the spirit of the rural community and would be keeping more property for farming.

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

Dick Temple moved, Jim Szejda supported, motion CARRIED to recommend APPROVAL of the request to the Township Board. Ayes: Matthew Fenske, Dewey Bultsma, Marvin Bennink, Jim Szejda, Joel Terpstra and Dick Temple. Nays: none.

3. Discussion Item – Proposed Lamont District.

Mr. Ransford has submitted a revised version of the proposed Village of Lamont Zoning District, with revisions made to address the Planning Commissions requests regarding architectural requirements for commercial buildings, and a revised District boundary map. Also addressed were sections regarding off-street parking.

Dick Temple is concerned about signs, specifically sign lighting, and recommends down lighting/cut-off fixtures and hours for sign lighting. He would also like sign size limitations including the height of detached/ground mounted signs. Marvin Bennink and Joel Terpstra feel ground mounted or free standing signs should not be allowed.

The Planning Commission likes the revised proposal submitted by Mr. Ransford; however they would also like to address the issue of signs. Mr. Ransford will work on the matter of signs and bring a proposal to the next meeting. The Planning Commission intends to discuss signs at the January meeting and set a Public Hearing for February.

4. Discussion Item – Proposed Wind Energy Ordinance text.

The Planning Commission reviewed the proposed draft submitted by Mr. Ransford. Scholten and Fant has reviewed the proposed draft which Mr. Ransford based on the county model with revisions appropriate for Tallmadge Township.

The Planning Commission discussed noise issues, setbacks and health concerns. Mr. Ransford said he has had individuals express interest in wind turbines for private use. Marvin Bennink and Jim Szejda feel the Planning Commission should address smaller wind turbines for individual use. The Planning Commission would like to prohibit large wind turbines over 150 feet in height.

Dewey Bultsma moved, Joel Terpstra supported, motion CARRIED to POSTPONE this item until a later date.

5. The Planning Commission then returned to the discussion regarding Mr. Bosveld. The Planning Commission suggested that Mr. Ransford obtain a legal opinion concerning this request.

Meeting adjourned at 9:15 p.m.

Respectfully submitted,

Denise Somers, Administrative Assistant

